

HEALDSBURG GENERAL PLAN

Policy Document

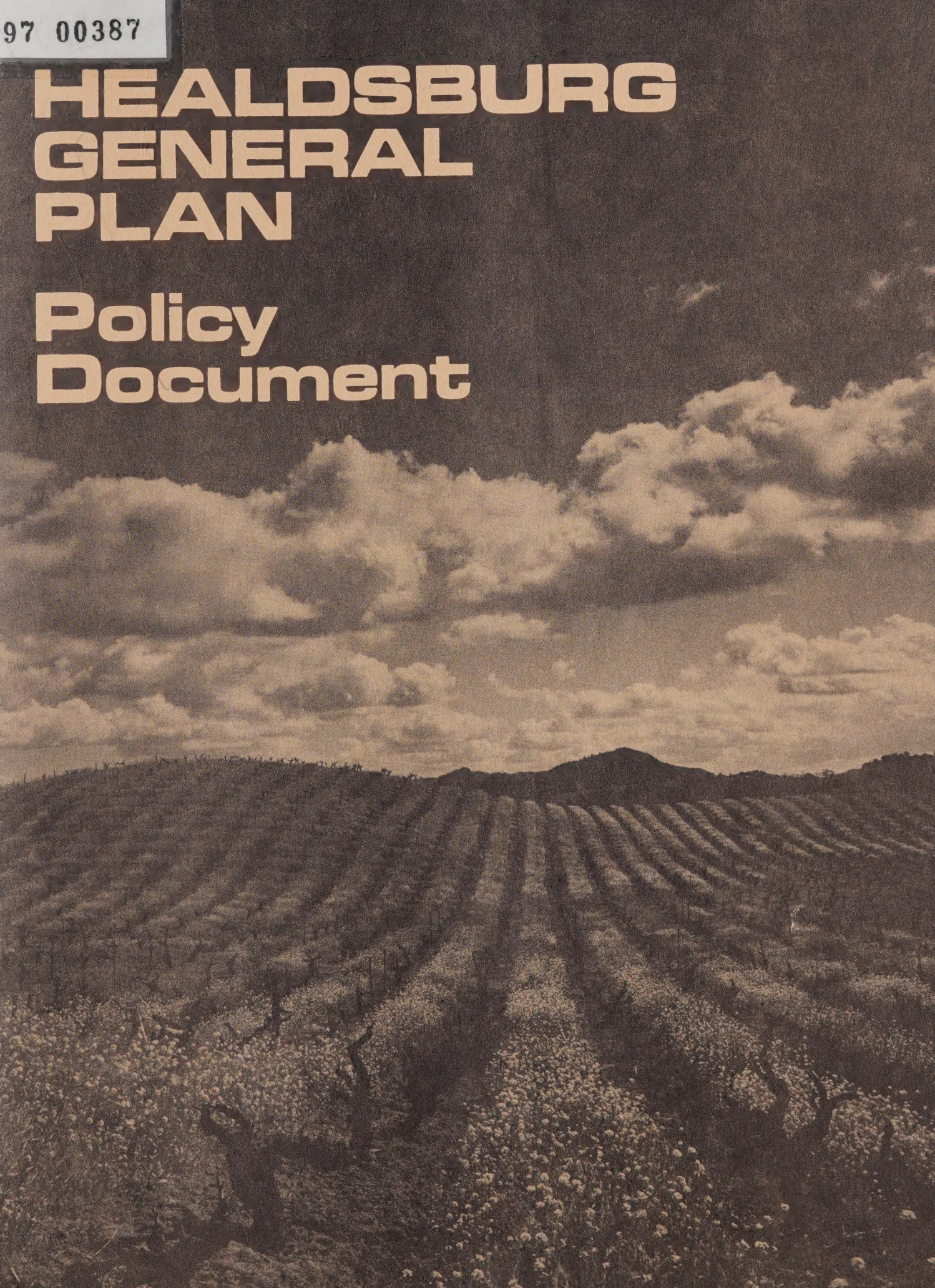
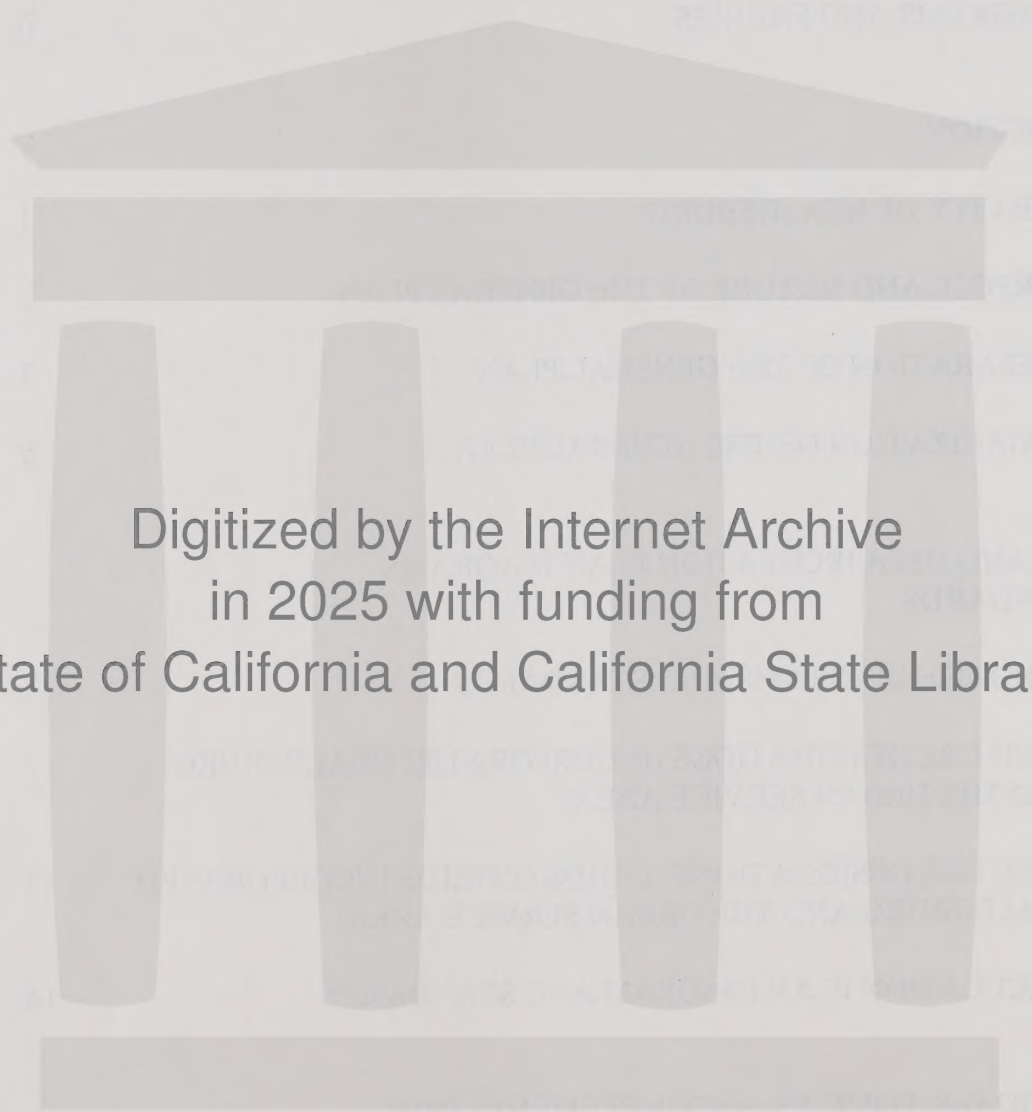


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INTRODUCTION

THE CITY OF HEALDSBURG

Healdsburg is located in northern Sonoma County within the nine-county San Francisco Bay Region. Situated 12 miles north of Santa Rosa, Healdsburg lies just beyond the northern edge of the intense urban development that has occurred along the Highway 101 corridor in Sonoma County. The rapidly growing, but unincorporated, community of Windsor lies eight miles to the south. The small community of Geyserville is located three miles to the north, and Cloverdale is located farther on, approximately 18 miles to the north.

Geographically, Healdsburg is defined principally by Highway 101, the Russian River, surrounding agricultural lands, and mountains to the east and west. Highway 101 is the principal coastal route between San Francisco and the Oregon border. The Russian River, rising in Mendocino County, flows through Healdsburg on its way to the Pacific Ocean. The city lies at the intersection of three rich agricultural valleys: Sonoma Valley, Dry Creek Valley, and Alexander Valley. East and west beyond the agricultural lands rise subsystems of the Coastal Mountain Range.

Historically, Healdsburg served as an agricultural service center and a milling and distribution center for northcoast lumber. More recently, however, development of small-scale manufacturing, geothermal support, and electronics firms has diversified the local economy. Tourism has also begun to play a more important role in the local economy with the opening of the Lake Sonoma Recreational Area, an increase in water-related recreational activities along the Russian River, and growth in the number of visitors to local wineries.

Healdsburg has always been a small town with a modest growth rate. By 1990, Healdsburg's population has grown to about 9,469 within the city limits with another 1,200 persons living within the immediate area.

In light of these considerations, the Healdsburg General Plan seeks to preserve Healdsburg's present small-town character and quality of life while providing for economic development that capitalizes on Healdsburg's location and natural assets.

PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, which serves as a community's "constitution" for development and the use of its land. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Sections 65300 et seq.). Time horizons vary, but the typical general plan looks 10-20 years into the future. Like a single frame in a motion picture, the general plan represents, at a given point in time, the city's aspirations for the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

On the most abstract level, preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By bringing attention to the issues facing the community and placing them in an expanded time frame, it helps citizens to see their community as a complex system—a living entity that grows and responds to problems and opportunities—and to guide it along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves to:

- o Establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- o Identify the community's environmental, social, and economic goals;
- o Record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- o Provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;

- o Improve the coordination of community development activities among local, regional, state, and federal agencies; and
- o Establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the directions set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their “corporate power,” local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water and sewage disposal facilities, and parks. Using their “police power,” local governments regulate citizens’ use of their property through zoning, subdivision, and building regulations in order “to promote the health, safety, and welfare of the public.” The general plan provides the framework for the exercise of these powers by local officials.

PREPARATION OF THE GENERAL PLAN

In January 1985, the City of Healdsburg initiated a comprehensive revision of its 1978 General Plan. The City undertook the revision because the 1978 General Plan did not comply with state law requirements, because it was difficult to interpret, and because the City needed a better guide for directing future development.

In February 1985, the Consultant Team hired by the City to prepare the General Plan carried out an issue identification process consisting of a town hall meeting, interviews with public officials, and written community response forms.

Following the issue identification, the Consultant Team prepared and published in November 1985 a detailed background report describing and assessing existing conditions, constraints, and opportunities in Healdsburg.

Following completion of the Background Report, the Consultant Team, working closely with City staff, developed a set of land use and circulation options for each of 12 subareas within the Healdsburg Urban Service Area. The area-specific options were subsequently consolidated into four citywide land use options and a series of circulation options based on issues identified earlier in the planning process and information contained in the Background Report.

The four land use options and circulation options were then assessed for their impacts on and implications for land use, population, housing, traffic, public services and facilities, environmental quality, and economic and fiscal conditions. The land use and circulation options and the impact assessment were summarized in an Options Assessment Report published in November 1985.

Following its release, the report was reviewed for the public at a town hall meeting in November 1985 and considered by the Planning Commission and City Council in an extensive set of hearings and workshops. Between November and March 1986, the Planning Commission met ten times to review the Options Assessment Report and receive public testimony. A preliminary recommendation by the Planning Commission on a fifth land use option and set of related circulation improvements was assessed for its impacts by the Consultant Team in February 1986. After its review, the Planning Commission made its final recommendation to the City Council in March 1986.

The City Council in turn held ten meetings between March and June 1986 to review the Options Assessment Report and receive public testimony. On June 9, the City Council made its final recommendation on the preferred land use plan and circulation improvements.

Based on the City Council's direction, the Consultant Team prepared the draft goals, policies, and implementation programs constituting the Policy Document of the General Plan. At the same time, the Consultant Team updated the General Plan Background Report and prepared a draft General Plan Assessment Report to meet the requirements of the California Environmental Quality Act and to assess the economic and fiscal implications of the draft General Plan.

The draft General Plan Policy Document, the updated General Plan Background Report, and draft General Plan Assessment Report were released for public review in November 1986. After ten hearings and meetings by the Planning Commission and six hearings and meetings by the City Council, the General Plan was adopted on August 3, 1987.

Throughout the general plan revision the City made every effort to notify the public of opportunities to be involved in the process. Public hearings were formally noticed in local newspaper; the City made several direct mailings to Healdsburg property owners and organizations; and Healdsburg and Santa Rosa newspapers regularly carried topical articles on the progress of the general plan revision.

An update of the Housing Element portion of the Background Report and Policy Document was adopted by the City Council on September 16, 1991; an update of the remainder of the Background Report and Policy Document was also adopted by the City Council on September 16, 1991. The adoptions followed three public hearings and two work sessions by the Planning Commission and five public hearings and three work sessions by the City Council.

ORGANIZATION OF THE GENERAL PLAN

The Healdsburg General Plan consists of two documents: the General Plan Background Report and the General Plan Policy Document. The General Plan Background Report inventories and analyzes existing conditions and trends in Healdsburg. The Background Report, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use, housing, population, economic conditions and fiscal considerations, transportation, public facilities and services, cultural and recreational resources, natural resources, health and safety, and scenic resources and urban design. The Background Report also includes as an appendix the Issues Summary prepared following the issue identification process carried out in February 1985.

The General Plan Policy Document includes the goals, policies, standards, and implementation programs that constitute the formal policy of the City of Healdsburg for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs as the one used in this document.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy - A specific statement in text or diagram guiding action and implying clear commitment.

Standard - A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

The General Plan Policy Document is divided into two main parts.

Part I contains diagrams of proposed land use, standards of population density and building intensity for the various land use designations, and an explanation of the application of various land use designations to the territory covered by the diagrams. Part I also contains a diagram describing the proposed circulation system and a set of street standards.

Part II contains explicit statements of goals, policies, standards, and implementation programs. Part II is divided into ten sections roughly corresponding to the organization of issues addressed in the General Plan Background Report. These are: I. Land Use; II. Housing; III. Economic Development; IV. Transportation; V. Public Facilities and Services; VI. Cultural and Recreational Resources; VII. Natural Resources; VIII. Health and Safety; IX. Scenic Resources and Urban Design; and X. Administration and Implementation. Several of these sections also include policy diagrams that supplement or interpret the policies, standards, or implementation programs.

The General Plan Policy Document also includes three appendices. Appendix A contains guidelines for applying scenic ridgeline policies. Appendix B contains advisory urban design recommendations. Appendix C summarizes development potential under the General Plan and identifies the assumptions used in estimating development potential.

In addition to the Background Report and Policy Document, an Assessment Report analyzing the impacts and implications of the Healdsburg General Plan was prepared and certified prior to adoption of the plan. The Assessment Report, which is not a formal part of the General Plan, was designed to meet the requirements of the California Environmental Quality Act and to assess the economic and fiscal implications of the General Plan.

PART I

LAND USE AND CIRCULATION PLAN DIAGRAMS AND STANDARDS

Part I describes the General Plan land use diagrams and the Circulation Plan designed to support the proposed land uses.

LAND USE DIAGRAMS AND STANDARDS

The Land Use Diagrams depict proposed land use for Healdsburg and the surrounding area for the year 2005. Land Use Diagram 1 (inserted separately) shows proposed land use for incorporated Healdsburg, the extent of the Urban Service Area itself, for the unincorporated area within the Urban Service Area, and for discontinuous City land. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines. For the larger undeveloped areas within the Urban Service Area, the boundary lines between land use designations are indicated more generally. These lines may be made more specific by subsequent general plan amendments as more detailed planning is undertaken for these areas. Land Use Diagram 2 shows proposed land use for the area outside the Urban Service Area. The land use designations used in this diagram are designed specifically to correspond with Sonoma County General Plan land use designations for these same areas. The Urban Service Area may also be referred to as the City's Urban Growth Boundary. (Note: The Urban Service Area/Urban Growth Boundary has been adopted for a 20 year period, commencing February, 1995).

The following sections describe the land use designations appearing on the land use diagrams, standards of population density and building intensity, and the application of the land use designations to the territory covered by the diagrams.

LAND USE DESIGNATIONS (INCORPORATED HEALDSBURG AND THE URBAN SERVICE AREA)

Residential Designations

Very Low Density Residential (VLR)

This designation provides for detached single family homes within the density range of 0-1.00 dwelling units per gross acre and for similar and compatible uses. Alternatively, this category provides for any type of dwelling unit using the optional cluster overlay zone at densities up to 1.30 dwelling unit per gross acre, whereby such clustering of lots or dwelling units provides for increased open space or for the protection of natural and scenic resources, and to facilitate the extension of urban services. Residential density bonuses may be granted as outlined in the Housing Element to developments that reserve units for lower income households, are of superior design, or include significant public recreational facilities or other public facilities which benefit the entire community.

Low Density Residential (LR)

This designation provides for single family homes within the density range of 1.01-3.00 dwelling units per gross acre and for similar and compatible uses. Homes may be clustered to provide for increased open space or for the protection of natural and scenic resources and to facilitate the extension of urban services. Residential density bonuses may be granted as outlined in the Housing Element to developments that reserve units for lower income households, are of superior design, or include significant public recreational facilities or other public facilities which benefit the entire community.

Medium Density Residential (MR)

This designation provides for single family homes on individual lots within the density range of 3.01-6.00 dwelling units per gross acre and for similar and compatible uses. Homes may be clustered or developed as townhouses to provide for increased open space or for the protection of natural and scenic resources and to facilitate the extension of urban services. Residential density bonuses may be granted as outlined in the Housing Element for developments that reserve units for lower and/or moderate income households, are of superior design, or include significant public recreational facilities or other public facilities which benefit the entire community.

The relatively flat area of the northern part of the Urban Service Area/Urban Growth Boundary (lands within this area with slopes of greater than 10 percent may not exceed a density of three dwelling units per gross acre), and the Grove Street area will be developed under adopted specific plan.

Medium High Density Residential (MHR)

This designation provides for single family dwelling units on smaller than traditional lots at densities between 6.01 and 8.00 units per gross acre.

High Density Residential (HR)

This designation provides for single family and multi-family units, including apartments, mobilehome parks, townhouses, and condominiums, within the density range of 6.01-12.00 units per gross acre, and for similar and compatible uses. A density bonus may be granted for developments that reserve units for lower and/or moderate income households, are of superior design, or include significant public recreational facilities or other public facilities which benefit the entire community.

Downtown Residential (DR)

This designation provides for single-family units and multi-family units, including apartments, townhouses, and condominiums, within the density range of 3.01 - 8.00 dwelling units per gross acre, and for similar and compatible uses. A residential density bonus may be granted for developments that reserve units for lower and/or moderate income households, are of superior design, or include significant public recreational facilities or other public facilities which benefit the entire community.

Professional Offices—High Density Residential (POR)

This designation provides for professional and administrative offices, medical and dental clinics, laboratories, and multi-family units, including apartments, townhouses, and condominiums, within the density range of 6.01 to 12.00 dwelling units per gross acre, and for similar and compatible uses. Density bonuses may be granted for the provision of affordable housing, or for developments which provide significant public resources or are of superior design. The maximum allowable floor area ratio (FAR) for offices is .50.

New office and residential development in the Healdsburg Avenue corridor between Powell and Grant Avenues shall be regulated to preserve the low-profile, residential appearance of the area.

Medical Professional Offices (MPO)

This designation provides for medical professional offices such as doctors' offices, medical clinics, and laboratories, and for similar and compatible uses. Residential uses are prohibited. The maximum allowable floor area ratio (FAR) for offices is .50.

Commercial Designations

Highway Commercial (HC)

This designation provides for hotels, motels, restaurants, service stations, retail stores catering principally to highway travelers and tourists, and for similar and compatible uses. High Density Residential uses may be permitted when subordinate to allowable commercial uses. The maximum allowable floor area ratio (FAR) is .50.

Service Commercial (SC)

This classification provides for retail stores, professional offices, restaurants, service stations, and personal services catering principally to the driving public, and for similar and compatible uses. High Density Residential uses may be permitted when subordinate to allowable commercial uses. The maximum allowable floor area ratio (FAR) is .50.

Downtown Commercial (DC)

This designation provides for a broad range of commercial and office uses, such as motels, hotels, retail stores, restaurants, professional offices, parking lots, and personal services, with an emphasis on pedestrian-oriented uses, and for similar and compatible uses. High Density Residential uses may be permitted when subordinate to allowable commercial uses on the same site. The maximum allowable floor area ratio (FAR) is 2.00.

Mixed Commercial and Light Industrial (MCI)

This classification provides for a combination of compatible uses listed under the Service Commercial (SC) and Light Industrial (LI) designations developed under strict design requirements. High Density Residential uses may be permitted when subordinate to allowed commercial and light industrial uses on the same site. The maximum allowable floor area ratio (FAR) is .50.

Industrial Designations

Light Industrial (LI)

This designation provides for industrial parks, research/office parks, warehouses, wineries, offices, and manufacturing activities not generating significant off-site impacts, and for similar and compatible uses. Residential uses other than for watch and caretaking personnel are prohibited. The maximum allowable floor area ratio (FAR) is .50.

Heavy Industrial (HI)

This designation provides for industrial parks, warehouses, wineries, lumber mills, and manufacturing and industrial uses that may generate heavy truck and equipment traffic, and for similar and compatible uses. Residential uses other than for watch or caretaking personnel are prohibited. The maximum allowable floor area ratio (FAR) is .40.

Other categories

Public and Quasi-Public (POP)

This designation provides for government-owned facilities, public and private schools, and quasi-public uses. Residential (except dwellings for watch or caretaking personnel), commercial, and industrial uses are prohibited.

Public and quasi-public uses are also allowed in all other land use designations when compatible with the overall purpose and character of the designation.

Recreation and Parks (RP)

This classification provides for publicly-owned parks, recreation and cultural facilities.

Agriculture (A)

This designation provides for agricultural uses such as vineyards, orchards, and row crops; residential uses within the density range of 0-.20 dwelling units per gross acre; and light and heavy industrial uses directly related to agriculture.

Open Space (OS)

This designation provides for agricultural and other open space uses and residential uses within the density range of 0-.20 dwelling units per gross acre. Residential units within this designation may be clustered based on density transfers among contiguous areas to preserve open space, to preserve natural and scenic resources, or to facilitate the extension of public services.

Riparian Setback (RS)

This designation provides for a 100-foot setback from the Russian River, a 35-foot setback from Foss Creek, and a 25-foot setback from other streams, as measured from the top of the existing or proposed bank. Only the setback along the Russian River is shown on Land Use Diagram 1. The riparian setback requirements will apply to the east side of the Russian River north of Healdsburg Avenue only upon cessation of current sand and gravel extraction operations.

Affordable Housing Overlay Zoning Districts (AH-1 and AH-2)

In addition to the preceding land use categories, the City may also adopt and implement the Affordable Housing Overlay Zone 1 (AH-1) and the Affordable Housing Overlay Zone 2 (AH-2) throughout the community. The AH-1 District is intended to provide incentives and opportunities for the construction of higher density low and very low income housing at net densities of sixteen (16) units per acre, prior to the application of any State of California density bonus. The AH-2 District is intended to provide incentives for the construction of affordable housing throughout the community with the intent that any such affordable housing projects be compatible in terms of design and scale with the surrounding neighborhood.

LAND USE DESIGNATIONS (LANDS OUTSIDE INCORPORATED HEALDSBURG AND THE URBAN SERVICE AREA)

Rural Residential (RR)

This designation provides for detached single family homes within a density range of 1-20 acres per dwelling unit as the primary use. Secondary uses which may be allowed where appropriate and compatible with the primary use include attached dwellings, farming, small-scale animal husbandry, home occupations, small care homes, small-scale churches, public and private schools, and other uses incidental to the primary use.

This designation is applied to areas between the freeway and Hendricks Street south of West North Street and north of Westside Road (1.00 units per acre), west of the freeway between Dry Creek Road and the Chiquita Road area (.20 units per acre), north of the Chiquita Road area (.20 units per acre), and between Bailhache Avenue and the Russian River (.20 units per acre).

Recreation/Visitor-Serving Commercial (RVC)

This designation provides for outdoor recreation facilities and tourist commercial uses, including golf courses, tennis and racquet clubs, marinas, race tracks, shooting ranges, and similar uses in private ownership as primary uses. Other uses permitted include developed campgrounds, recreational vehicle parks, indoor lodging, indoor recreation facilities, visitor information centers, museums, restaurants, and other uses principally oriented to the needs of visitors.

This designation is applied to a small area at the junction of Westside Road and West Dry Creek Road.

Limited Industrial (LI)

This designation provides for light industrial uses and warehouses as primary uses.

This designation is applied to a small area north of the junction of Healdsburg Avenue and Alexander Valley Road.

Public and Quasi-Public (PQP)

This designation provides for government-owned facilities, public and quasi-public uses, and public and private schools.

This designation is applied to the California Department of Forestry Station at the junction of Healdsburg Avenue and Alexander Valley Road, the solid waste disposal facility on the south side of Alexander Valley Road, and the Seventh Day Adventist School and facilities on the east side of the Russian River.

Land Intensive Agriculture (LIA)

This designation provides for a variety of uses including the production and processing of food, fiber and plant materials, agricultural services, agricultural employee housing and residential uses within a density range of 20-100 acres per unit. A minimum size of 20 acres shall be required for new parcels.

This designation is applied to most of the valley floor along both sides of Dry Creek and to lands north of the Russian River east of the Urban Service Area.

Diverse Agriculture (DA)

This designation provides for a variety of uses including small acreage intensive and/or part-time farming, agricultural products processing, agricultural services, etc., and residential uses within a density range of 10-60 acres per unit.

This designation is applied to areas surrounding the Urban Service Area which are characterized by limited subdivision activity and which have access to county roads.

Natural Resource Conservation (NR)




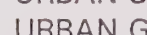

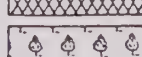
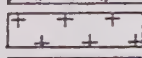
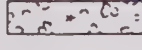

This designation provides for resource management and enhancement uses as primary uses. Other uses which are incidental to and do not significantly detract from the use of the property for, or inhibit, the primary use, and residential uses in the density range of 20 to 320 acres per unit are also allowed.

The minimum parcel size for any new parcel shall be 20 acres except where clustering is approved.

This designation is applied to more remote areas characterized by steeper slopes and/or the presence of natural resources.



Land Use Diagram 2
LANDS OUTSIDE INCORPORATED HEALDSBURG & URBAN SERVICE AREA

- | | | | |
|---|---|---|-----------------------|
|  | RURAL RESIDENTIAL (RR) * |  | URBAN SERVICE AREA / |
|  | RECREATION/VISITOR SERVICE COMMERCIAL (RVC) |  | URBAN GROWTH BOUNDARY |
|  | LIMITED INDUSTRIAL | | |
|  | PUBLIC/QUASI-PUBLIC (PQP) | | |
|  | LAND-INTENSIVE AGRICULTURE (LIA) * | | |
|  | DIVERSE AGRICULTURE (DA) * | | |
|  | NATURAL RESOURCE CONSERVATION (NR) * | | |
- * Numeral indicates acres per unit

CIRCULATION PLAN DIAGRAM AND STANDARDS

The Circulation Plan Diagram depicts the official classification of existing and proposed streets and roads within the Urban Service Area. The alignments of proposed streets, roads, and interchanges are approximations only. The following define the various types of roadways in the classification system.

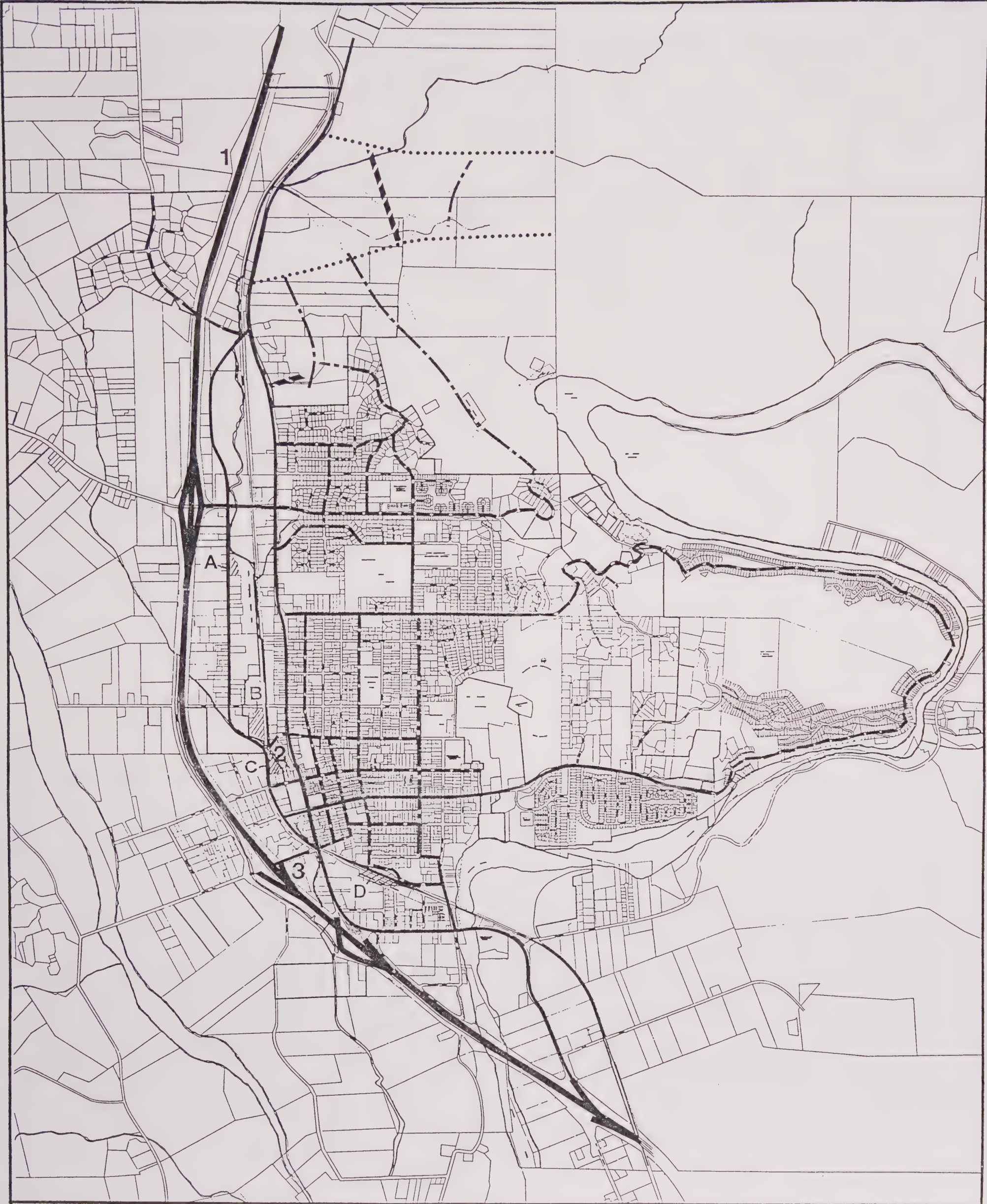
Local streets provide immediate access to properties, are likely to be discontinuous in alignment, and generally carry very light traffic volumes. Local streets are further classified as residential streets, hillside streets, or light industrial streets. Local streets are not officially designated on the Circulation Diagram.

Collector streets are fed by local streets, provide local circulation options, provide connections to arterials, and generally carry light to moderate traffic volumes.

Arterial streets are fed by local and collector streets, provide intra-city circulation and connections to the freeway and regional roads, and generally carry relatively heavy traffic volumes.

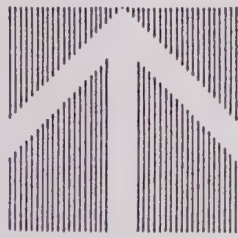
Freeways are fed by collector and arterial streets, provide inter-city and intra-city travel, provide connections to other regional highways, and are capable of carrying heavy traffic volumes. Highway 101 serves this function in the Planning Area.

Streets and roads in Healdsburg shall be developed according to the standards depicted in the Street Standards Cross-Sections diagram, except as provided in Section IV of Part II or where superseded by street standards depicted in a specific plan adopted by the city and applicable to the area. Grove Street and Healdsburg Avenue between Memorial Bridge and Exchange Avenue, University Street, Matheson Street, South Fitch Mountain Road and other streets shown as arterials or collectors, which traverse developed or partially developed areas, are not planned to be full-width as shown on the Street Standards Cross-Sections diagram in order to preserve neighborhood character or existing mature trees. Street sections may also be separated into one-way couplets based on the constraints imposed by terrain or lot configurations.



HEALDSBURG CALIFORNIA GENERAL PLAN

J. LAURENCE MINTIER & ASSOCIATES



CIRCULATION PLAN DIAGRAM

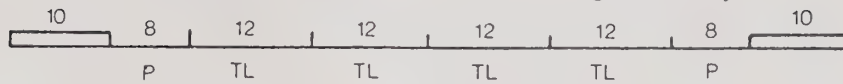
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|--|------------------|--|----------------------------|
| | Freeway | | Entry Road |
| | Arterial Street | | Primary Residential Street |
| | Collector Street | | Country Road |
| | Local Street | | Potential Transit Sites |

- Footnotes:
1. Circulation improvements to serve the North Area (Area 2) are to be determined by the Specific Plans.
 2. This connection is a low priority.
 3. The southbound ramp is a higher priority than the northbound ramp.

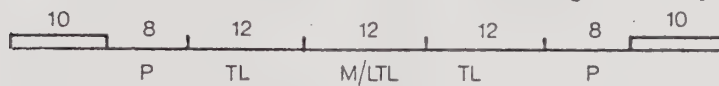
STREET STANDARDS

Cross-Sections

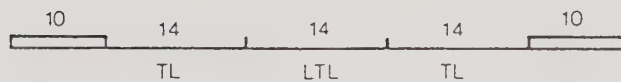
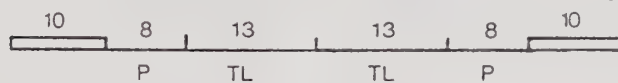
ARTERIAL STREET 84-ft. Total Right of Way



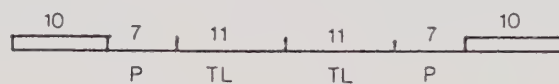
COLLECTOR STREET 72-ft. Total Right of Way



LIGHT INDUSTRIAL 62-ft. Total Right of Way



RESIDENTIAL STREET 56-ft. Total Right of Way



P - Parking

TL - Travel Lane

M- Median

LTL - Left Turn Lane

HILLSIDE STREET 40-ft. Total Right of Way



PART II

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

I. LAND USE

GOALS AND POLICIES

Goal A: To provide for orderly development within well-defined urban boundaries through the adoption of an Urban Service Area/Urban Growth Boundary.

Policies:

1. An Urban Service Area/Urban Growth Boundary is established, as shown on Land Use Diagram 2. No new development other than public parks, public schools, public facilities, and open space used as defined in state law (including agricultural uses) shall be permitted outside the Urban Service Area/Urban Growth Boundary. The Urban Service Area/Urban Growth Boundary shall be in effect for a period of twenty years after its adoption.
2. The City sphere of influence shall be congruent with the Urban Service Area/Urban Growth Boundary.
3. City water and sewer service shall not be extended to development outside of the Urban Service Area/Urban Growth Boundary, except as allowed under extraordinary circumstances pursuant to other applicable General Plan policies.
4. No development may occur in areas annexed to the City after July 1, 1987, until a specific plan has been prepared and adopted for the area. Such specific plans shall comply with the other requirements of State law and address in detail the proposed land use pattern, circulation and other improvements, phasing of development and financing of infrastructure improvements. Accordingly, specific plans shall be prepared for the unincorporated Fitch Mountain area; the unincorporated Grove Street area; and the northern part of the Urban Service Area/Urban Growth Boundary. No specific plan shall be required for the unincorporated pockets on the north and south sides of Fitch Mountain Road, on the south side of Grant Street and for the Burbank Housing and Development Corporation property located on the north side of the terminus of West Grant Street. No specific plan shall be required for land to be annexed for school purposes.
5. The City shall not establish annual quantified limits on the rate of growth in Healdsburg, but shall attempt through the specific plans prepared for new development areas to ensure that growth occurs in an orderly fashion and in pace with the expansion of City facilities and services.
6. The City shall discourage annexations that would result in the creation of unincorporated islands, peninsulas, or other irregular boundaries, provided that such restrictions are not detrimental to planned growth and development.

7. The City shall not consider the annexation of the entire unincorporated Fitch Mountain area until the following conditions are met:
 - a. The existing Fitch Mountain Water Company system is upgraded to City standards.
 - b. An assessment district is formed to design and construct a wastewater collection system to City standards with localized treatment facilities or financing of necessary capacity expansion in the City's wastewater treatment system.
 - c. County Service Area No. 24 or another public entity initiates and provides financing for the acquisition of Pacific Gas and Electric's electrical distribution facilities in the area and agrees to dedicate such facilities to the City as a condition of annexation.
 - d. An annexation district is formed to design and construct necessary street, draining, and other improvements to City standards.
 - e. One or more geologic hazard abatement districts are formed and a plan to control and mitigate geologic and soil erosion hazards is implemented.

Notwithstanding this policy, land on the west side and upper slopes of Fitch Mountain, but excluding open space preserves and/or conservation easements, may be considered for annexation following the preparation of a specific plan which outlines in detail the configuration of subdivisions and development, proposed methods of access, provisions for urban services, and mitigation measures for geologic hazards.

Goal B: To promote the continuation of land uses outside the Urban Service Area that provide contrast with Healdsburg's urban environment.

Policies:

1. The City shall encourage the County to retain only low-intensity and open-space land use designations outside the Urban Service Area.
2. The City shall encourage the continuation of agricultural and low intensity uses adjacent to the Urban Service Area boundary.
3. The City shall support the deannexation of the incorporated, undeveloped area along Magnolia Drive.
4. The City shall cooperate with the County in an ongoing effort to assure the achievements of common land use objectives for the unincorporated lands within the Healdsburg Planning Area.

5. The City shall encourage the conservation of lands between Healdsburg and Windsor in permanent open space or very low intensity uses.

Goal C: To provide for a pattern and intensity of land use that reflects historical patterns and at the same time respects natural constraints and conditions.

Policies:

1. Only very low and low-intensity land uses shall be allowed in areas characterized by steep slopes, environmental hazards, scenic ridgelines and hillsides.
2. Intensive urban development shall be allowed only in areas that are relatively free of topographic, geologic, and environmental limitations.
3. The integrity of distinct and identifiable neighborhoods and districts should be preserved and strengthened.
4. Clustering of development in the undeveloped Fitch Mountain area and in the northern part of the Urban Service Area shall be encouraged to preserve open space, to meet the policies of the General Plan concerning natural hazards and scenic resources, and to minimize the costs of infrastructure improvements. To this end, density transfers may be allowed among contiguous parcels pursuant to the provisions of the specific plan prepared for the area.
5. The City may grant residential density bonuses as outlined in the Housing Element.
6. Development at the interface of different land use designations shall be designed to ensure compatibility between the uses. Residential uses shall be buffered from commercial uses where the two abut at the property lines by ample building setbacks and landscaping on the commercial parcel. Where residential uses of significantly different densities abut, buffering shall be provided on the higher density parcels.
7. Areas designated Mixed Commercial-Industrial shall be developed under strict site development standards for circulation, building setbacks, landscaping, and architectural style.

Goal D: To reinforce the downtown as the commercial and cultural center of Healdsburg.

Policies:

1. The downtown shall be defined by identifiable boundaries. Land use designations shall reinforce the distinction between the downtown and surrounding areas. Landscaping and street trees shall be used to reinforce the distinction between the downtown and adjacent districts.
2. Office uses shall be discouraged on the ground floor of buildings fronting on the Plaza.

Goal E: To provide for convenient transit facilities in the community and appropriate and complementary land uses adjacent to designated transit facility sites.

Policies:

1. Ensure that sufficient land is designated in the General Plan for transit facilities, including park-and-ride lots, bus stations and rail transit facilities.
2. Land uses adjacent to designated transit facilities should be such to derive maximum benefit from transit facilities, and may include retail, office, employment and higher density residential uses.
3. Potential transit facilities are shown on the Circulation Plan Diagram. The designation of such facilities shall not be deemed to preclude the development of other uses under the General Plan, and the actual location and design of any transit facility shall only be approved following additional detailed planning, environmental, and circulation studies. Other potential transit facility sites in the community may be considered based on the results of further planning, circulation and environmental analyses.

IMPLEMENTATION PROGRAMS

1. The City shall adopt specific plans for areas accepted by the City for annexation after July 1, 1987. The specific plans shall be prepared by the affected property owners in close cooperation with the City. Where property owners are unable or unwilling to prepare such specific plans, the City shall prepare the specific plans in close cooperation with the affected property owners. The costs of preparing or reviewing and adopting the specific plans and related environmental documents shall be recovered from the property owners benefiting by the specific plan, as provided for by State law.

The specific plans shall meet the requirements of State law and shall address in detail the proposed land use pattern, circulation and other improvements, phasing of development, and financing of infrastructure improvements.

One specific plan shall be prepared for the Grove Street area.

No more than two specific plans shall be prepared for the unincorporated Fitch Mountain area. One of these may be limited to the areas on the western slopes and at the upper elevations of Fitch Mountain.

No more than three specific plans shall be prepared for the unincorporated area in the northern part of the Urban Service Area. If more than one specific plan is prepared for the north area, the area covered by each specific plan shall be determined in part by the pattern of infrastructure improvements. Each specific plan may include property owned by more than one property owner and land included in more than one annexation. At least one of the specific plans in the north area shall include the 8+ acre undeveloped parcel already within the city limits.

Where more than one specific plan is prepared for an area described above, each specific plan shall consider the cumulative effects of development of the entire area.

No specific plan shall be required for the unincorporated pockets on the north and south sides of South Fitch Mountain Road and on the south side of Grant Street.

Responsibility:

CC; Finance;
PW, Planning Dept.

Time Frame:

As needed

2. The City shall review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes:
 - a. Ensure consistency with the General Plan in terms of zoning districts and development standards.
 - b. Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts.
 - c. Provide for clustering of development in the open-space, very low-density residential, low density residential, and medium density residential zoning districts.
 - d. Allow the density bonuses provided for in the Housing Element.

- e. Ensure that commercial development abutting residential uses provides for ample building setbacks and buffering.
- f. Ensure that high-density residential development abutting lower density residential development provides for ample building setbacks and buffering.
- g. Require conditional use permits for light or heavy industrial uses that may create undesirable off-site impacts.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 91-92

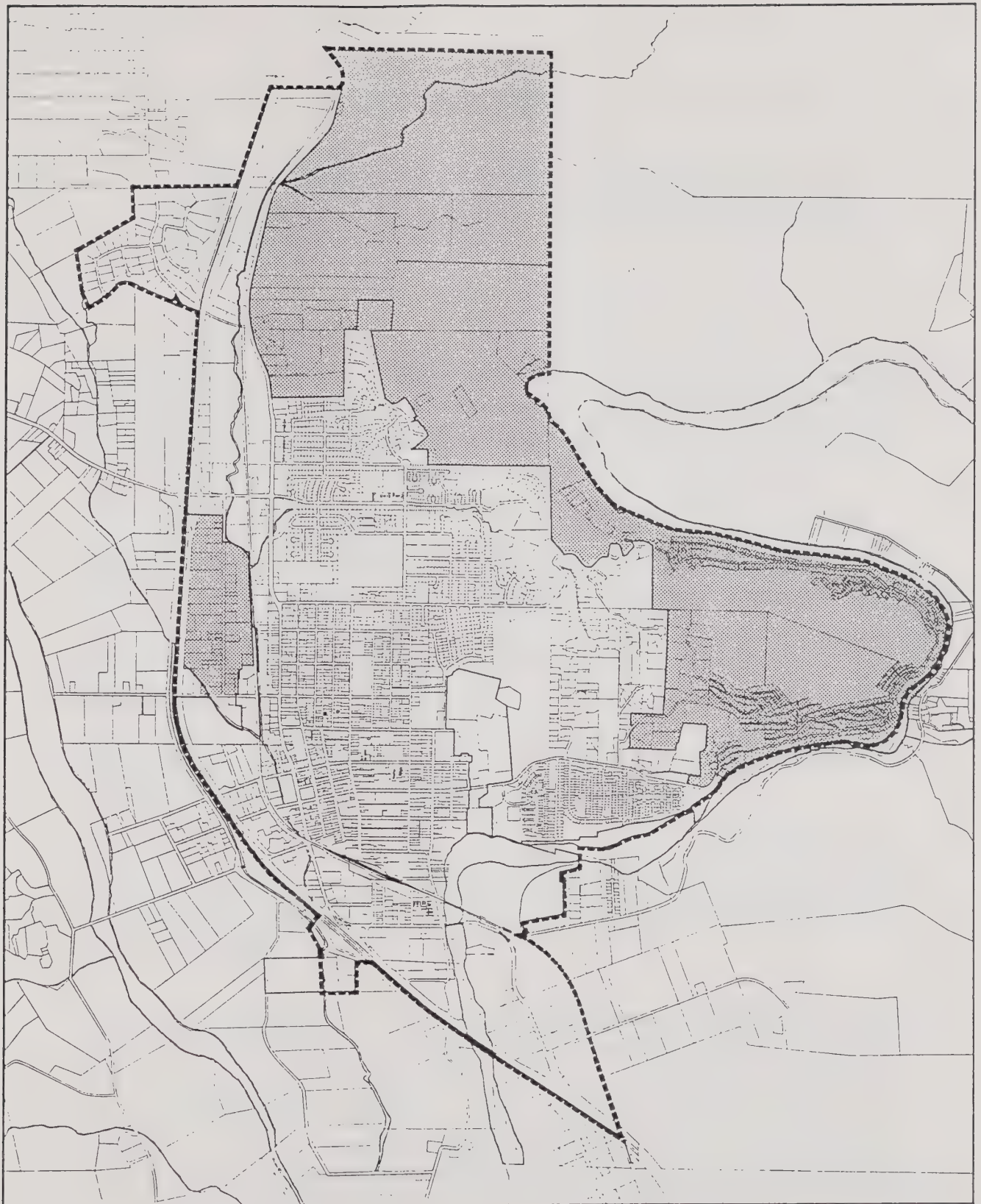



Figure II-1
REQUIRED SPECIFIC PLANS

 SPECIFIC PLAN REQUIRED

HEALDSBURG CALIFORNIA

GENERAL PLAN

J. LAURENCE MINTIER AND ASSOCIATES



II. HOUSING

GOAL A: To promote housing which is adequately serviced, in an amount sufficient to accommodate anticipated growth and facilitate mobility within both the ownership and rental markets.

Policies:

1. Maintain an adequate supply of land to accommodate projected household growth and to facilitate residential vacancy rates which allow turnover with relative ease. Identify an adequate number of sites which will be available with zoning and services to meet the City's share of the regional housing need as determined by ABAG.
2. Amend the Land Use Element of the General Plan to permit the "Affordable Housing Overlay Zoning District 1" within any land use category except Agriculture and Medical Professional Offices. The AH-1 Overlay Zoning District shall permit net residential densities to a maximum of 16 dwelling units per acre, prior to the implementation of any State density bonuses, and shall be solely for the construction of low and very low income housing.
3. The review of the Area A Specific Plan and the completion of the Area A Specific Plan Draft EIR by March, 1993, shall be a high priority for City staff.
4. Zone at least 28 acres of land as AH-1 (Affordable Housing Overlay Zoning District 1) within the existing City and 5 acres of land within the North Area to ensure that sufficient incentives and opportunities are provided to allow the City to meet low and very low income housing objectives.
5. Amend the Zoning Ordinance to create two affordable housing overlay zoning districts. One overlay district will allow affordable housing on specific sites within the City and shall provide appropriate development standards such that 20 units per acre can be accomplished, assuming a 25% density bonus. The other overlay zoning district will provide incentives for construction of affordable housing on a more dispersed basis throughout the community with the intent that such housing be generally complementary with the scale and character of existing neighborhoods.
6. Maintain internal consistency among the General Plan's elements in order to provide the necessary services and infrastructure for residential development.
7. Strive to achieve the City's Quantified Objectives for all housing types.

IMPLEMENTATION MEASURES

1. Amend the Land Use Element to allow residential uses in commercial districts when subordinate to a primary on-site commercial use. (A-1)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PC; CC | FY 95-96 | Budget |

2. Amend the Land Use Element of the General Plan to permit the "Affordable Housing Overlay Zoning District 1" within any land use category except Agriculture and Medical Professional Offices. The AH-1 Overlay Zoning District shall permit net residential densities to a maximum of 16 dwelling units per acre, prior to the implementation of any State density bonuses, and shall be solely for the construction of low and very low income housing.

| | | |
|----------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept.; PC, CC. | Aug. 1994 | Budget |

3. Survey land presently designated High Density Residential, Medium Density Residential, Professional Office/High Density Residential, Downtown Residential, land in Area A proposed for High Density Residential, and vacant and underutilized industrial land for suitability to be redesignated "Higher Density Residential."

| | | |
|---------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept.; PC; CC | June 1993 | Budget |

4. Zone at least 28 acres of land as AH-1 (Affordable Housing Overlay Zoning District 1) within the existing City and 5 acres of land within the North Area to ensure that sufficient incentives and opportunities are provided to allow the City to meet low and very low income housing objectives.

| | | |
|---------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept.; PC; CC | 1995 | Budget |

5. Amend the Zoning Ordinance to create two affordable housing overlay zoning districts. One overlay district will allow affordable housing on specific sites within the City and shall provide appropriate development standards such that 20 units per acre can be accomplished, assuming a 25% density bonus. The other overlay zoning district will provide incentives for construction of affordable housing on a more dispersed basis throughout the community with the intent that such housing be generally complementary with the scale and character of existing neighborhoods.

Responsibility:

Planning Dept.,
PC; CC

Time Frame:

Aug. 1994

Funding:

Budget

6. Amend the FY 1992-93 Budget to provide funding for the land survey, Land Use Element amendment and Zoning Ordinance amendment.

Responsibility:

CC

Time Frame:

March 1993

Funding:

Budget

7. Schedule adoption of the Area A Specific Plan, rezoning and annexation resolution for July 1993.

Responsibility:

City Manager

Time Frame:

Upon Adoption

Funding:

Affected Property Owners

8. Exercise the best efforts of the City to expand infrastructure capacities for Area A by December 1993.

Responsibility:

City Manager;
Public Works Director;
Finance Director; CC

Time Frame:

FY 92-93/93-94

Funding:

Capital
Improvement
Budget

9. Exercise the best efforts of the City to annex property in Area A by September 1993 by encouraging property owners to apply to LAFCO as soon as possible and by providing the necessary plans and environmental documents to LAFCO.

Responsibility:

City Manager;
Public Works Director

Time Frame:

FY 93-94

Funding:

Affected Property Owners

10. Inventory and evaluate vacant and underutilized non-residential sites which could be reclassified to residential use without jeopardizing the City's economic base and provision of public services. (A-1)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept. | FY 91-92 | Budget |

11. Acquire suitable sites for future affordable housing development. (A-1)

| | | |
|------------------------|--------------------|--|
| Responsibility: | Time Frame: | Funding: |
| City Council | Ongoing | In-lieu fees, transfer tax, CRA and CDBG funds |

12. Facilitate the annexation and development of the Grove Street area by financing the preparation of a specific plan while providing for recovery of related planning costs through future fees. (A-1)

| | | |
|------------------------|--------------------|---|
| Responsibility: | Time Frame: | Funding: |
| CC | FY 92-93 | In-lieu fees, transfer tax CDBG funds |

13. Assemble sites in the Urban Service Area which have been identified as suitable for affordable housing by a specific plan. (A-1)

| | | |
|------------------------|------------------------|---|
| Responsibility: | Time Frame: | Funding: |
| CC | Post- specific plan | In-lieu fees, transfer tax CDBG funds |

14. Identify sites in new Specific Plans which are suitable for the Affordable Housing Overlay Zoning District AH-1 designation.

| | | |
|--------------------------|-------------------------------|-----------------------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept, PC; CC | Pre-Specific Plan Adoption | Affected Property Owners |

15. Discourage proposals for residential downzoning or reclassification of residentially-designated property to other uses which would have adverse impacts on the achievement of the City's quantified housing objectives. (A-1; A-5)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC; PD | Ongoing | Budget |

16. Continue to assess development fees, establish assessment districts and enter into development agreements to provide for adequate infrastructure. (A-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PW; Finance | Ongoing | Budget |

17. Facilitate the development of specific plans which provide for integrated circulation and utility facilities by providing for interim financing of the plans as ability to fund permits. (A-2)

| | | |
|------------------------|--------------------|------------------------------|
| Responsibility: | Time Frame: | Funding: |
| PW | Ongoing | Elect. Fund, Benefit Fees |

18. Amend the Zoning Ordinance to allow a density bonus of up to 25% for the provision of significant public facilities. (See description following) (A-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC | FY 91-92 | Budget |

19. Maintain City staffing or contracted services at levels adequate to ensure the continued prompt consideration of residential development applications. (A-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC | Ongoing | Budget |

20. Amend the General Plan as necessary to ensure consistency among its elements. (A-4)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PC; CC | FY 91-92 | Budget |

21. Review progress towards the City's Quantified Housing Objectives annually.
(A-5)

Responsibility:
CC

Time Frame:
Ongoing

Funding:
Budget

GOAL B: To provide a range of housing opportunities for all economic segments of the community, while maintaining a mix of single- and multi-family housing in Healdsburg.

Policies:

1. Ensure that the specific plans prepared for lands in the Urban Service Area identify a variety of land use designations to allow the development of a full range of housing types.
2. Require projects which construct above-moderate units to provide a number of units equal to 10% of the above moderate units for very low- and low-income households.
3. Encourage the retention and development of rental units in order to maintain and expand the housing supply available to households with resources insufficient to purchase housing.
4. Use federal, state, local and private funding assistance to the extent that these opportunities exist and are appropriate to Healdsburg's needs to encourage the development of affordable housing.
5. Fully utilize the resources and abilities of non-profit housing corporations in the provision and construction of affordable housing.
6. Ensure that the City's policies, regulations, procedures and Design Guidelines do not add unnecessarily to the costs of producing housing or threaten the affordable nature of existing housing, while assuring the attainment of other City objectives.
7. Streamline the development review process by eliminating the Design Review Commission with elimination of some minor functions and redelegation of other functions to staff and the Planning Commission.
8. Ensure the long-term availability of affordable housing.

9. Continue to allow the development of secondary residential units in those single-family neighborhoods where such units can be accommodated by existing infrastructure.
10. Encourage the provision of units which are affordable, accessible and of superior quality by allowing a variety of development density bonuses. Various density bonuses may be added together provided that the total bonus does not exceed 25%.

IMPLEMENTATION MEASURES:

1. Prezone land within the Urban Service Area to be consistent with the adopted specific plan policies allowing the development of a range of housing types. (B-1)

| | | |
|------------------------|--------------------------------|-----------------------------|
| Responsibility: | Time Frame: | Funding: |
| PC; CC | Concurrent w/ Specific Plan | Affected Property Owners |

2. Adopt an ordinance establishing the "Healdsburg Inclusionary Housing Program". Adopt a resolution which sets the amount of per-unit in-lieu fees at a level high enough to provide for actual development of the very low- or low-income units. (B-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Finance Dept. | FY 92-93 | Budget |

3. Apply a rental-only overlay to some areas designated for high-density residential and/or give a density bonus of up to 10% for rental projects. (See description following) (B-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC | FY 91-92 | Budget |

4. Discourage the conversion of rental units to condominiums if it is determined that such conversion would not be consistent with the goals and policies of the General Plan Housing Element. (B-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PC;CC | Ongoing | Budget |

5. Maintain the City's participation in the Sonoma County Home Finance Authority to take advantage of available funding and administrative resources. Continue soliciting advice from Burbank Housing Development Corporation on financing methods for affordable housing; continue referring potential developers of such housing to BHDC for assistance. (B-4; B-5)

| | | |
|--------------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Finance; Planning Dept. | Ongoing | Budget |

6. Continue to work with the County Community Development Commission to receive a reasonable share of federal, state and private fund allocations for housing. (B-4)

| | | |
|-------------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Finance; Planning Dept | Ongoing | Budget |

7. Levy a transfer tax on resales of residences affordable only to above-moderate income households. Place tax on ballot and support its passage. (B-4)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC | FY 91-92 | Budget |

8. Utilize redevelopment set-aside funds in direct proportion to very low-, low- and moderate-income group needs. (B-4)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CRA | Ongoing | CRA set-aside |

9. Mitigate the impact of development costs (including development fees) on lower income housing projects by continuing to subsidize the project when the applicant can demonstrate that the subsidy is necessary to the viability of the project and CRA and CDBG funds are available.

| | | |
|------------------------|--------------------|--|
| Responsibility: | Time Frame: | Funding: |
| CRA; CC | Ongoing | CRA set-aside, CDBG funds, In-lieu fees, transfer tax |

10. In periodically revising the City's permit process and development fee structure, evaluate the effect of the proposed rate(s) on the cost of housing. (B-6)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Finance | Ongoing | Budget |

11. In revising the development standards of the Zoning Ordinance, seek to eliminate or modify any development standards that add unnecessarily to the cost of housing. (B-6)

| | | |
|----------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC;, Planning Dept. | FY 91-92 | Budget |

12. Adopt an ordinance which will allow the City to grant modifications to Zoning Ordinance development standards for projects which qualify for density bonuses under state law or which reserve 50% of the units for lower income households. (B-6)

| | | |
|----------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC;, Planning Dept. | FY 92-93 | Budget |

13. Expedite the approval of very low- and low-income housing applications by giving priority in staff processing and agenda scheduling. Hire a contract planner when needed to allow such expedited processing. (B-6)

| | | |
|------------------------|--------------------|--|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept.; PC | Ongoing | In-lieu fees, transfer tax, CRA set-aside |

14. In choosing among financing alternatives for public improvements in existing neighborhoods, select those that minimize, to the extent practical, adverse impacts on existing affordable housing and low- and moderate-income households. (B-6)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PW | Ongoing | Budget |

15. Amend the Zoning Ordinance to delete the square footage and roof pitch requirements for manufactured housing. (B-6)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PC; CC | FY 91-92 | Budget |

16. Impose re-sale or rent controls as required by Gov't. Code Section 65915 (c).

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept.; PC | Ongoing | Budget |

17. Amend the Zoning Ordinance to allow density bonuses in accordance with Gov't. Code Section 65915. (B-9)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC | FY 91-92 | Budget |

18. Rescind the portions of the existing Density Bonus Ordinance which apply to the Healdsburg Density Bonus provisions which are being eliminated.

| | | |
|---|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept., City Attorney PC & CC | March 1993 | Budget |

19. Execute an agreement with the Sonoma County Housing Authority, the Sonoma County Community Development Commission, or an appropriate organization to administer and monitor units subject to resale or rent control. (B-5; B-9))

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; City Manager | FY 91-92 | Budget |

20. Amend the Zoning Ordinance to allow a density bonus of up to 25% for projects in the Medium and Medium High Density Residential designations which provide at least 50% of the total units (including density bonus units) as affordable to moderate income households.

| | | |
|----------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept., PC & CC | FY 93-94 | Budget |

21. Publicize the density bonus opportunities provided by State law and by Healdsburg's Housing Element by preparing a brochure and distributing it to developers, realtors, and owners of property designated for residential development by the Healdsburg General Plan.

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept. | FY 93-94 | Budget |

GOAL C: To promote housing opportunities for special needs groups and for all people regardless of race, religion, sex, marital status, ancestry, national origin or color.

Policies:

1. Encourage the construction of rental units with three or more bedrooms to accommodate larger households and reduce overcrowding.
2. Continue targeting and assisting elderly and disabled households in the City's housing program.
3. Support the efforts of local agencies in providing farmworker housing.
4. Encourage County participation in a program to raise funds from agricultural-related industries to assist in the provision of farmworker housing.
5. Support the efforts of local agencies in preventing homelessness, and to provide housing for the homeless and facilitate the provision of such housing within the City.
6. Encourage the provision of disabled-accessible units.
7. Assist single parent households in finding suitable, affordable housing.
8. Promote the fair housing activities of the Federal Department of Housing and Urban Development and the State Fair Employment and Housing Commission.

IMPLEMENTATION MEASURES

1. Amend the Zoning Ordinance to allow density bonuses of up to 10% for rental projects involving units with 3 or more bedrooms, and/or provide financial assistance therefore. (See description following) (C-1)

| | | |
|---------------------------|--------------------|--------------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC; Planning Dept. | FY 91-92 | Budget, CDBG Funds |

2. Continue assisting elderly and disabled households through the Neighborhood Improvement Program by performing minor exterior repairs and rehabilitation, yard clean-up and maintenance, and minor household repairs. (C-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CRA | Ongoing | CRA Budget |

3. Continue providing referrals to the elderly for shared housing and rental mediation programs. (C-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| City staff | Ongoing | Budget |

4. Continue to provide staff support for Fitch Mountain Terrace, Inc. (C-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CRA staff | Ongoing | CRA Budget |

5. Acquire land and install off-site drainage for Fitch Mountain Terrace II. (C-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PW; Finance Dept. | FY 91-92 | CRA Budget |

6. Amend the Zoning Ordinance to provide for reduced parking standards for senior housing projects. (C-2)

| | | |
|---------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC; Planning Dept. | FY 91-92 | Budget |

7. Amend the Zoning Ordinance to add “congregate care housing” as an allowable use in appropriate districts to facilitate the development of such housing. (C-2)

| | | |
|---------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC; Planning Dept. | FY 92-93 | Budget |
8. Support the efforts of the California Human Development Corporation in providing local farmworker housing by identifying potential sites and providing financial assistance. (C-3)

| | | |
|-------------------------------|--------------------|--------------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Finance Planning Dept. | Ongoing | Budget; CDBG Funds |
9. Continue participation in the Sonoma County Rental Guarantee Program. (See detailed description following) (C-5)

| | | |
|------------------------|---------------------------|-----------------------|
| Responsibility: | Time Frame: | Funding: |
| CC | FY 90-91; then ongoing | CDBG Funds and CRA |
10. Amend the Zoning Ordinance to allow emergency and transitional shelters in the DRD, RM, ORM, CD, CS, CH and P districts by use permit. (C-5)

| | | |
|---------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; PC; Planning Dept. | FY 91-92 | Budget |
11. Support the Spare Room shelter at St. Paul’s by contributing to its operating costs. (C-5)

| | | |
|------------------------|---------------------------|----------------------|
| Responsibility: | Time Frame: | Funding: |
| CC | FY 92-93; then ongoing | CDBG or CRA Funds |
12. Identify suitable facilities which could be rehabilitated for homeless shelters and refer any identified sites to the Task Force for the Homeless. (C-5)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept. | Ongoing | Budget |

13. Continue disbursing emergency funds provided by the Salvation Army. (C-5)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Police Dept. | Ongoing | Salvation Army |

14. Provide referrals to Innovative Housing for shared housing opportunities. (C-2; C-5; C-6; C-7)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| City staff | Ongoing | Budget |

15. Enforce Title 24 requirements for disabled-accessible ground floor units in apartment projects of 5 or more units. (C-6)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Building Official | Ongoing | Budget |

16. Amend the Zoning Ordinance to allow a density bonus of up to 10% for projects containing substantially more than the legally-required number of disabled-accessible units. (See description following) (C-6)

| | | |
|------------------------|--------------------|----------------------|
| Responsibility: | Time Frame: | Funding: |
| CC | FY 91-92; | Budget, then ongoing |

17. Explore the possibility of rehabilitating downtown rental units and renting at affordable rates to single-parent households in need. (See detailed description following) (C-7)

| | | |
|------------------------|--------------------|--------------------|
| Responsibility: | Time Frame: | Funding: |
| CC; City staff | FY 91-92 | Prop 77, CRA Funds |

18. Continue referring housing discrimination complaints to Sonoma County Rental Information and Referral Services. (C-8)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| City staff | Ongoing | Budget |

GOAL D: Encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.

Policies:

- 1. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- 2. Support the revitalization of older neighborhoods by maintaining infrastructure in good condition.
- 3. Promote the reduction of fire hazards and the correction of unsafe living conditions.
- 4. Use federal and state funding assistance for residential rehabilitation to the fullest extent.
- 5. Encourage the rehabilitation of substandard units rather than their replacement.

IMPLEMENTATION MEASURES:

- 1. Continue distributing remaining funds in the CDBG Housing Rehabilitation Program. (D-1; D-4; D-5)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | Ongoing | CDBG Funds |

- 2. Issue loans under the California Housing Rehabilitation Program. (See detailed description following) (D-1; D-5)

| | | |
|------------------------|---------------------------|------------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | FY 90-91; then ongoing | Prop 77 funds |

- 3. Apply for additional CDBG funds for rehab loans. (D-1; D-5)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | FY 90-91 | CDBG Funds |

4. Continue street, sidewalk and other infrastructure maintenance in low- and moderate-income neighborhoods. (D-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | Ongoing | CRA Budget |

5. Initiate a smoke detector retrofit program. (D-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | Ongoing | CRA Budget |

6. Identify units in need of interior rehabilitation during other improvement activities. (D-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | Ongoing | CRA Budget |

7. Provide rehabilitation loan information to owners of units cited for substandard conditions. (D-3)

| | | |
|-------------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Building Official; Finance | Ongoing | Budget |

8. Assist owners of mixed-use properties in identifying the scope of probable unreinforced masonry mitigation and provide tax-exempt financing under a Mello-Roos district. (D-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CRA staff | FY 91-92 | CRA Budget |

9. Initiate a voluntary pre-sale code inspection program. (D-3)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Building Official | FY 91-92 | Budget |

GOAL E: To maintain a healthy jobs/housing balance.

Policies:

- 1. Facilitate the provision of jobs in Healdsburg for people who live in Healdsburg.
- 2. Facilitate the provision of housing opportunities in Healdsburg for people who live and work in Healdsburg.

IMPLEMENTATION MEASURES:

- 1. Give priority in City-assisted or density bonus housing programs in the following order to: (E-1; E-2)
 - a. Those both living and working in the City of Healdsburg;
 - b. Those living in Healdsburg and employed in Sonoma County;
 - c. Those living in Sonoma County and working in Healdsburg;
 - d. Those either living or working in Sonoma County.

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance Dept. | Ongoing | Budget |

- 2. Report annually to City Council on jobs/housing balance. (E-1; E-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Finance Dept. | Ongoing | Budget |

- 3. Determine on the basis of annual jobs/housing balance reports whether additional policies or programs are needed. (E-1; E-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| PC; CC | Ongoing | Budget |

GOAL F: Encourage energy conservation in new and existing housing.

Policies:

1. Support weatherization programs for existing residential units.
2. Promote the use of energy conservation features in the design of new residential structures.

IMPLEMENTATION MEASURES:

1. Continue the CRA's joint weatherization program with the utility companies and the CHDC. (F-1)

| | | |
|------------------------|--------------------|-----------------------------|
| Responsibility: | Time Frame: | Funding: |
| Finance | Ongoing | Utility Co.s; CRA Budget |

2. Include an evaluation of consistency with Section 66473.1 of the Subdivision Map Act in staff reports for residential development. (F-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| Planning Dept. | Ongoing | Budget |

3. Adopt street tree requirements for residential development. (F-2)

| | | |
|------------------------|--------------------|-----------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Planning Dept. | FY 91-92 | Budget |

4. Amend the Zoning Ordinance to require the planting of trees in parking lots for multi-family projects. (F-2)

| | | |
|------------------------|--------------------|-------------------------------|
| Responsibility: | Time Frame: | Funding: |
| CC; Planning Dept. | FY 91-92 | Budget Referenced Programs |

REFERENCED PROGRAMS

The following are detailed descriptions of programs referred to above as implementation measures.

A. Inclusionary Housing Program

The inclusionary housing requirement is intended to expand the City's inventory of units affordable to very low- and low-income households, to further the City's achievement of its Quantified Objectives. Under the inclusionary housing program, all new housing projects of 10 or more units which are likely to be affordable to only those households with above-moderate income levels will be required to provide 10% of their units¹ at a price or rent which is affordable to very low- and low-income households. At least 5% (1/2 of the 10%) of the units must be affordable to very low-income households.

Acceptable alternatives to the provision of on-site inclusionary units are 1) the production of the units at an off-site location; 2) the dedication (or sale at a reduced price) of land suitable for the very low- and low-income units to either the City or non-profit housing development corporation; or 3) payment of in-lieu fees sufficient to offset the cost of production of the required units at another location. The fees shall be used exclusively for the provision of the very low- and low-income units. The payment of in-lieu fees will be required for development projects with fewer than 10 above-moderate units which include no very low- or low-income units.

The City will facilitate the provision of inclusionary units through granting exceptions to certain development standards such as setbacks, site area per dwelling unit and lot cover age.

B. Rental Guarantee Program

A countywide rental guarantee program has been recently initiated by the Sonoma County Community Development Corporation and all of the County's cities. Modeled after the successful ECHO programs in Alameda County, the program will assist lower-income individuals and families who are unable to afford the initial move-in costs for rental housing although their budget allows them to meet their regular monthly housing expenses.

Under the rental guarantee program, a guarantee is issued to the landlord equal to the value of the security deposit and/or the last month's rent. The tenant agrees to pay this amount in regular monthly installments to the landlord. If the tenant defaults on his/her obligation, the landlord is paid the balance owed by the program. Based on the experience of the ECHO program, the default rate is approximately 10% to 13%.¹

¹ Note: Projects which meet only the minimum inclusionary requirements do not qualify for affordable housing density bonuses.

The rental guarantee program also assists lower-income households who experience a one-time setback and fall behind in their rental payments. This could be due to a temporary layoff, an illness or unexpected medical or automobile expenses. The program would then issue a guarantee to the landlord for the amount of the back rent owed. The process is the same as the move-in procedure described above. This guarantee enables the household to stay in their unit rather than being evicted.

The City has initially contributed \$600 (based on its proportional share of County population) from its redevelopment housing set-aside funds to the program to establish a loan pool fund. The City has also set aside \$5,000 of CDBG funds to guarantee up to five loans.

C. California Housing Rehabilitation Program

The State's Proposition 77 program provides \$70 million in deferred-payment, low-interest loans to rehabilitate substandard housing and bring it into compliance with the California Health and Safety Code. Eligible projects include owner-occupied one-to-four unit residences, apartments, group homes and mixed-use buildings. Owners and tenants living in the assisted units must be low- or very low-income households. Funds may be used for the rehabilitation of code deficiencies, improvements related to providing disabled access, general property improvements, associated local permit fees and loan origination fees.

The City, through the Sonoma County Community Development Corporation, has applied for an allocation of Proposition 77 funds and hopes to rehabilitate as many as 25 units with its share of funds.

D. Single Parent Household Families Assistance

In order to address the needs of single parent households faced with spending a large portion of their income on housing and who lack a support network, the City could purchase or lease the upper floor of an existing multi-story commercial structure in the downtown area, rehabilitate the existing units and rent them to such families at an affordable rate. It may be possible to further reduce living costs for these families and provide emotional support by creating common eating and child care facilities so that resources could be shared among the families. Potential funding sources for this effort include Proposition 77 funds (see above), CRA funds and CDBG funds.

Density Bonus Programs

A density bonus of up to 100% may be granted for a project when minimum thresholds of affordable housing are exceeded, as set forth in the City's Density Bonus Program described below. A total maximum density of 24 units per acre is allowed in the High Density designations, and a total maximum density of 12 units per acre is allowed in the Medium Density

designation under this program. * Note: Maximum densities cannot exceed 20 dwelling units per acre in High Density Residential and 10 dwelling units per acre in Medium Density Residential in the area bounded by Powell Avenue on the north, the NWPRR tracks on the west and south, and the existing city limits on the east. Limitations of existing streets and other infrastructure dictate such density limitations in this area.

E. Affordable Housing Bonus

According to state law, a density bonus of up to 25% must be granted when one or more of the following is provided by a residential project:

- At least 20% of the project’s units will be affordable to lower-income households;
- At least 10% of the project’s units will be affordable to very low-income households;
- At least 50% of the project’s units will be provided to seniors.

Income level categories are defined with respect to the area median income and are adjusted for household size, as follows:

| | |
|------------------|--|
| Very Low Income: | Less than 50% of the county median income. |
| Low Income: | Less than or equal to 80% of the county median income. |
| Moderate Income: | Between 81% and 120% of the county median income. |
| Above Moderate: | Above 120% of the county median income. |

As of April, 1991, the median income for a family of four in Sonoma County was \$42,900. Calculations for affordable housing income categories are based on the most recent income figures available. Current figures for median income are available from the Sonoma County Housing Authority.

In addition to the density bonus required by state law, the City must grant (subject to certain exceptions) one or more of the following regulatory concessions or incentives to ensure that the project will be produced will be produced at a reduced cost:

- A reduction in site development standards, or a modification of Zoning Ordinance requirements or of architectural design requirements;
- Approval of mixed-use zoning in conjunction with the residential project if non-residential uses would reduce the cost of the housing development and if the existing use(s) are compatible with the residential project and the existing or planned development in the vicinity;

- Other regulatory incentives or concessions proposed by the developer or by the City which result in identifiable cost reductions.

City of Healdsburg Density Bonus Program

The density bonus provisions of state law encourage the development of affordable housing by requiring that a density bonus of at least 25 percent be granted to new residential developments that include at least 10 percent units affordable to very low-income households, or at least 20 percent affordable to low-income households. In order to encourage the provision of even greater proportions of very low- and low-income units, the City will grant density bonuses of up to 100% for projects that provide higher percentages of such units. (Density bonuses are subject to the total density limitations described on page 48 for the area bounded by Powell Avenue on the north, the NWPRR tracks on the west and south, and the existing city limits on the east). The following tables set forth the graduated density bonus scales:

| <u>Medium Density Residential: General Plan Density 3-6 dwelling units/acre</u> | | | | | | |
|---|--------------------|------------------|------------------|-------------------|-------------------|-------------------|
| <u>Minimum % of Affordable Units* Needed to Achieve Density Bonus</u> | | | | | | |
| | 20% | 34% | 50% | 67% | 85% | 100% |
| Minimum # Affordable* Units, per acre | 1.2 | 2.0 | 3.0 | 4.0 | 5.0 | 6.0 |
| Bonus units Awarded, per acre | 1.5 | 2.0 | 3.0 | 4.0 | 5.0 | 6.0 |
| Max. Density Incl. Bonus | 7.5 du per acre | 8 du per acre | 9 du per acre | 10 du per acre | 11 du per acre | 12 du per acre |

* “Affordable units” means units affordable to households earning less than 65% of the county median. Alternatively, at least one-half (50%) of the affordable units required must be provided to households earning less than 50% of the county median, with the balance of the required affordable units provided to households earning less than 80% of the county median. Note that the bonus units awarded for the provision of 20% affordable units (10% low-, 10% very-low income) equals the 25% bonus required by state law. The provision of greater than 50% of the units affordable to very low-income households in a complex of superior design may also qualify for an additional bonus described on page 50.

| High Density Residential, General Plan Density 6-12 dwelling units/acre | | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Minimum % of Affordable Units* Needed to Achieve Density Bonus | | | | | | | | | | |
| | 20% | 34% | 42% | 50% | 58% | 67% | 76% | 85% | 93% | 100% |
| Min. # of Affordable* Units , per acre | 2.4 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Bonus units, per acre | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Max. Density Incl. Bonus | 15 du per acre | 16 du per acre | 17 du per acre | 18 du per acre | 19 du per acre | 20 du per acre | 21 du per acre | 22 du per acre | 23 du per acre | 24 du per acre |

Density bonuses are calculated in the following manner:

Maximum General Plan Density x Number of Acres = Maximum Base Units.

Maximum Base Units x % of Units Proposed to be in Affordable Housing = Bonus Units.

Maximum Base Units + Bonus Units = Total Number of Units Allowed*

* Note: The total number of units, including bonus units, may not exceed 12 acres in the Medium Density Residential designation, or 24 units per acre in the High Density Residential designation. Bonus Units are based on the maximum General Plan density.

Density Bonus “Stacking” Program

An eligible project may not have to provide 100% of its units to very low- and low-income households in order to qualify for the 100% density bonus. In order to encourage the provision of adequate housing which is both affordable and which provides for other community needs, the City allows the “stacking” of density bonuses, as long as one of the bonuses is for the provision of affordable housing (excluding units provided under the inclusionary program). Any one of the following density programs may be applied for by itself, or may be stacked with the affordable housing bonus in any combination.

F. Public Facilities Bonus

In density bonus of up to 25% may be granted for a residential project of 10 or more units in a residential district if it provides significant, fully-improved recreational facilities or other public facilities which benefit the entire community. Qualifying facilities include, but are not limited

to, club houses, swimming pools, fire stations, drainage detention basins and similar facilities that provide a benefit to the public at large and are not restricted as to their use by the public.

G. Rental Housing Bonus

A density bonus of up to 10% may be considered for projects proposing the construction of rental-only units, in order to increase the City's supply of rental housing.

H. Larger Rental Units Bonus

A density bonus of up to 10% may be considered for a project containing rental units with three or more bedrooms, in order to accommodate larger families in the rental market and to reduce overcrowding.

I. Disabled-Accessible Units Bonus

A density bonus of up to 10% may be granted for projects containing substantially more than the legally-required number of disabled-accessible units, in order to expand the City's inventory of such units. In determining the size of the density bonus to be granted, consideration shall be given to the number of units above the legally-required amount which are to be provided. It is estimated that 30 additional units which are disabled-accessible will be provided through this program.

J. Moderate-Income Affordable Units Bonus

A density bonus of up to 25% may be considered for a project in the Medium Density Residential designation which provides at least 50% of its total units (including bonus units) affordable to moderate-income households.

K. Superior Design Bonus

A density bonus of up to 25% may be granted for a residential project which is deemed to be of superior design, in order to encourage desirable living environments. In determining the size of the bonus, the following design factors, among others, will be considered:

- Arrangement and relationship of buildings and structures on the lot or site;
- Integration of the proposed development with the natural topography of the site;
- Preservation of existing site features and vegetation
- Architectural design features, such as the height and bulk of buildings and building materials;

- Provision of open space and its relationship to buildings and structures.

A request for approval of a density bonus on the grounds of superior design must be accompanied by models, visual simulation and/or other exhibits which clearly demonstrate that such a bonus is warranted.

EXAMPLE: "STACKING" PROPOSAL FOR A 100% BONUS IN
A HIGH DENSITY RESIDENTIAL DISTRICT
(General Plan base density = 6-12 du per acre; 3.3 acres to be developed)
General Plan Maximum Base units = 39.6
42% of units to low-income = 42% bonus; up to 16.5 additional units
30% of units to moderate income = 25% bonus; up to 9.9 additional units
Provision of larger rental units - 10% bonus; up to 4 additional units
Superior design = up to 25% bonus; up to 9.9 additional units
Total bonus units possible = 40.3 Total Maximum Units including bonus = 79

Superior Design in an Affordable Project Award Program

In addition to the density bonus provisions described on page 48, the City has established a density bonus award program for affordable developments of superior design. The density bonus award is made on a unit-for-unit basis to up to 120% of General Plan maximum density in planning areas 2 and 3 only (Grove Street Area and North Areas). In order to qualify for consideration in this award program, each of the following conditions must be met:

1. The project under consideration must already be at the 100% density bonus for affordable housing threshold (at least 100% of the General Plan base units must be provided as affordable).
2. The findings of superior design must be made for the project at the maximum density being considered; (See "Superior Design Density Bonus," page 49).
3. In no case shall the total number of units developed exceed 27 units per acre.
4. The project proponent guarantees continued affordability of the very low-income units, though the use of resale and/or rent controls, for a period of not less than 50 years.

SUPERIOR DESIGN IN AN AFFORDABLE PROJECT EXAMPLE:

Based on an original proposal for 48 “luxury units” (affordable to moderate-income households) on a 4-acre site:

With a General Plan density of 6-12 du/acre, this project would represent the absolute maximum density without density bonuses. The provision of 48 additional units as affordable (24 low- and 24 very low-income) would be possible with a 100% density bonus under the City’s Density Bonus Program. Additionally, if the findings of superior design can be made, the project proponent may be awarded one additional “luxury unit” for each additional very low-income unit. On this 4-acre site, up to 10 more units (5 very low-income and 5 “luxury” units) allowed on the 4-acre site would be 106, of which 3 could be “luxury” units, 24 would be low-income and 29 would be very low-income. The density would be 26.5 units per acre. Note that the findings of superior design must be made for the total number of units (106) being anticipated.

Step One:

| Acreage | x | Max GP Base Density = | Maximum Base Units Allowed |
|---------|---|-----------------------|----------------------------|
| 4.0 | | 12 | 48 |

Step Two:

Provision of 50% of base units in very low-income; 50% in low-income.

Density Bonus earned = 100% of base density.

Density bonus units (need not be affordable) = 48. New total units 48+48=96.

Step Three:

Findings of superior design are made (based on maximum anticipated units).

Award made of one additional bonus unit for every additional very-low income unit built, up to a maximum density of 27 units per acre (120% Bonus).

Award units = 10 (5 must be very low-income).

TOTALS = 48 base units + 48 density bonus units + 10 award units = 106.

L. Affordable Housing Overlay Zones

Two affordable housing overlay zoning districts have been created in order to provide opportunities for affordable housing within the City of Healdsburg: the AH-1 Affordable Housing District 1 and the Affordable Housing District 2. These are described below.

Affordable Housing Overlay Zoning District 1 (AH-1)

The intent of the AH-1 overlay zone is to provide adequate opportunity sites for higher density, affordable housing projects within Healdsburg. Policy 4 of Goal A mandates that a minimum of 28 acres of AH-1 zoned land be made available for this purpose within existing City limits and 5 acres of AH-1 zoned land be made available within the North Area.

The AH-1 District is an overlay zone, which is applied over the base zoning of property, and which provides property owners the flexibility of developing their property either under the auspices of the base zoning district (which could be a commercial or lower density residential zone) or under the auspices of the AH-1 District. The AH-1 District permits a higher number of residential units per acre than otherwise allowed in other zoning districts, it also allows less restrictions on designs of residential projects, such as reduced setbacks and parking, and it does not require any additional discretionary reviews, except for design review of building architecture and landscape features. In return for higher allowed densities and reduced standards, projects constructed under provisions of the AH-1 District shall be restricted to individuals and families with low- and very-low incomes.

It is anticipated that the number and location of sites zoned AH-1 will vary over time. Several AH-1 sites have been identified and are analyzed below. The location of the sites are shown on Figure II-1(a).

AH-1 Site Analysis

Site A:

- Size (net): approximately 8 acres, deducting roadway dedications, Foss Creek setbacks and oak tree setbacks.
- Existing use: vacant.
- Ownership pattern: single owner who has requested AH-1 zoning.
- Zoning designation: ML- Light Industrial.
- General site characteristics: buildable lot, although deductions will need to be made for future roads and setbacks from creek and mature oak trees. Consideration should also be given to providing a buffer from heavy industrial uses to south.
- No. of potential affordable units: 160 (includes State density bonus).

Site B:

- Size (net): 1.00 acres, excludes Healdsburg Avenue and public access easement dedications.
- Existing use: vacant.
- Ownership pattern: single owner.
- Zoning designation: ORM- Office-Residential Multiple Family.
- General site characteristics: buildable lot.
- No. of potential affordable units (based on AH-1): 20 (includes State density bonus).

Site C:

- Size (net): 3.88 acres.
- Existing use: vacant.
- Ownership pattern: single ownership.
- Zoning designation: CS- Service Commercial.
- General site characteristics: gradual slope to southwest, regularly-shaped very buildable, near basic services (grocery store, hardware store, restaurants), on major bus line.
- No. of potential affordable units (based on AH-1): 78 (assuming full build-out at 16 units/acre plus State density bonus).

Site D:

- Size (net): 1.47 acres, excludes all street dedications to be required in future and excludes the existing Circle K convenience store on the southeast corner of Healdsburg Avenue and Terrace.
- Existing use: vacant.
- Ownership pattern: two separate owners.
- Zoning designation: CS- Service Commercial.
- General site characteristics: flat, very buildable, same proximity to services as Site C.
- No of potential affordable units (based on AH-1): 29 (includes State density bonus).

Site E:

- Size (net): 2.5 acres, excluding 35' setback from Foss Creek.
- Existing use: heavy equipment storage yard.
- Ownership: single owner.
- Zoning designation: ML- Light Industrial

- General site characteristics: site is flat and no obvious development constraints were noted.
- No. of potential affordable units: 50, with State density bonus.

Site F:

- Size (net): 3.2 acres.
- Existing use: Amerigas storage and trucking facility.
- Ownership pattern: single ownership.
- Zoning designation: ML- Light Industrial
- General site characteristics: Site is generally flat. Owner has requested AH-1 zoning. Existing use will need to be demolished and hazardous materials study conducted. Railroad tracks adjacent would need to be buffered.
- No. of potential affordable units: 64, with State density bonus.

Site G:

- Size (net): approximately 1.1 acre.
- Existing use: vacant.
- Ownership pattern: owned by City of Healdsburg.
- Zoning designation: CS- Service Commercial.
- General site characteristics: site is flat and close to downtown. City has plans to construct service center building on northerly portion of site. One constraint is adjacent railroad tracks, although noise buffer could be constructed.
- No. of potential affordable units: 22 units, with State density bonus.

Site H:

- Size (net): 1.5 acre.
- Existing use: mobile home and older corrugated metal building.
- Ownership: single owner.
- Zoning designation: CD- Downtown Commercial.
- General site characteristics: site is flat and within walking distance of downtown services. Owner has requested AH-1 zoning. The one existing residence could be relocated and the older metal building demolished.
- No. of potential affordable units: 30, including State density bonus.

Site I:

- Size (net) and use: consists of two separate parcels within the Site I designation, totaling 2.00 acres, as follows:
 1. Site I.1: 1.0 acre, which is also the location of the approved, but not built, EAH project. Now vacant.
 2. Site I.2: approximately 1.0 acre, located on three parcels between Ward and Palm. Site has been approved for 15 unit affordable housing project for Burbank Housing. City approvals have lapsed and site is being remediated for possible hazardous material.
- Ownership pattern: multiple ownership.
- Zoning designation: RM- Multiple Family Residential.
- No. of potential affordable units (based on AH-1): 40, with State density bonus.

Site J:

- Size (net): 2.71 acre.
- Existing use: closed Sunsweet prune drying plant.
- Ownership: three parcels, single owner.
- Zoning designation: ML- Light Industrial.
- General site characteristics: Owner has contacted Planning Department to investigate possibility of affordable housing on property. Demolition of existing drying tunnels will be required, but is not economically unfeasible. Site is bounded on two sides by existing residential and future housing development; may be more preferable than industrial.
- No. of potential affordable units: 54, with State density bonus.

Site K:

- Size (net): 1.93 acres, excluding roadway dedication.
- Existing use: vacant.
- Ownership pattern: single ownership.
- Zoning designation: MG- General Industrial.
- No. of potential affordable units (based on AH-1): 39 units, assuming State density bonus.

Incentives provided under the AH-1 Overlay District to promote affordable housing include a higher density (16 units per acre in the AH-1 District v. 14.5 units per acre in the RM District, prior to any density bonuses), reduced front and rear setbacks (15 foot front and rear yards in the AH-1 District v. 20 feet in the RM District), and reduced on-street parking.

Summary of Potential AH-1 Site Acreages and
Potential Unit Yield

| Site | Acreage (units) |
|--------------|--------------------|
| A | 8.00 (160) |
| B | 1.30 (26) |
| C | 3.88 (78) |
| D | 1.78 (37) |
| E | 2.50 (50) |
| F | 3.20 (64) |
| G | 1.10 (22) |
| H | 1.50 (30) |
| I | 2.00 (40) |
| J | 2.71 (54) |
| K | 1.93 (39) |
| TOTAL | 29.90 (600) |

AH-2 Affordable Housing Overlay Zoning District 2

The AH-2 Overlay Zone is intended to apply to all parcels in the City with the exceptions of industrially or agriculturally zoned land and any sites which may have the AH-1 Overlay Zone. AH-2 Overlay District zoning will also not apply to properly zoned as MP (Medical and Professional Offices). The AH-2 Overlay will provide an opportunity to construct affordable units dispersed throughout the existing community which will also be integrated within the fabric of Healdsburg from both a density and architectural design perspective.

It is anticipated that the AH-2 Overlay District will largely be used by owners within the older core area of Healdsburg, specifically the area bounded by Powell Street on the north, the Healdsburg Avenue commercial corridor on the west, the golf course on the east and the industrial area on the south. This area is relatively large, is currently zoned for residential development and is characterized by many large, irregularly-shaped lots, with typically only one dwelling per lot. Thus, the opportunity exists for owners to build additional dwellings at the rear of their properties. The AH-2 Overlay provides incentives to do this in terms of permitting additional densities for affordable construction along with reduced building setbacks and reduced parking standards. To ensure that new affordable units are integrated into existing neighborhoods, each new affordable project will be subject to issuance of a conditional use permit and design review approval by the Planning Commission. The AH-2 Overlay District also establishes a cap on the number of affordable dwellings which can be constructed within an R-1 District and within the DRD District.

North Area Specific Plan Areas

Since the precise number of property owners who will take advantage of the AH-2 Overlay can only be estimated, the following annual goals for affordable housing construction under this overlay policy are estimated below. Note that the goals are relatively modest in the first two years, since this is a new and innovative program, with the expected number of affordable units increasing in latter years as owners and developers become more familiar with the merits of the AH-2 Overlay zone.

| Year | AH-2 Affordable Housing Goal (units) |
|-------|--------------------------------------|
| 1 | 3 |
| 2 | 7 |
| 3 | 12 |
| 4 | 18 |
| 5 | 22 |
| Total | 62 |

These housing targets are expressed in numbers of units, not lots, with the assumption that some multiple affordable units could be constructed on larger lots. For sake of perspective, it should be kept in mind that, according to City records, these are approximately 3,470 lots in Healdsburg zoned for residential and commercial uses, so that a target of 62 units (even assuming only one affordable unit per lot) represents less than 2 percent of all eligible lots in Healdsburg. Also note that these estimates do not include any of the proposed low density, single family lots proposed in the North Area Specific Plan. Although such lots would be eligible for the AH-2 Overlay Zone, it does not seem feasible that any of the future owners would take advantage of the overlay.

The City of Healdsburg is presently working with affected property owners to complete a major residential specific plan immediately north of the existing city boundaries. Approval of the North Area Specific Plan A is anticipated in early 1994. To assist in achieving the City's quantified objectives for affordable housing, a minimum of five acres of land within the Area A Specific Plan will be designated as AH-1. This will provide opportunities for 100 units of low and very low income housing in this portion of the community.

Impacts of AH-1 and AH-2 Overlay Zoning Districts

Based upon the above description, the following opportunities are provided by the City for the construction of low and very low income housing:

| Source | Affordable Housing Opportunity Sites |
|--------------------|--------------------------------------|
| AH-1 (exist. City) | 29.9 ac. @ 20 units/ac. = 600 units |
| AH-1 (North Area) | 5 ac. @ 20 units/ac. = 100 units |
| AH-2 (exist. City) | 62 target units over 5 years |
| Total | 762 |

QUANTIFIED OBJECTIVES

The following table summarizes the City's quantified objectives for the period of July 1, 1990, to July 1, 1995. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next five years based on the policies and programs outlined in the previous section and on anticipated market conditions. An annual report shall be prepared concerning the City's quantified objectives as projects occur.

Incentives provided under the AH-1 Overlay District to promote affordable housing include a higher density (16 units per acre in the AH-1 District v. 14.5 units per acre in the RM District, prior to any density bonuses), reduced front and rear setbacks (15 foot front and rear yards in the AH-1 District v. 20 feet in the RM District), and reduced on-street parking.

| QUANTIFIED OBJECTIVES, 1990-1995 | | | | | | |
|----------------------------------|-------------------------|---------------|--------|----------|------------|-----|
| NEW CONSTRUCTION (1) | | INCOME GROUPS | | | TOTALS | |
| Area | Description | V. Low | Low | Moderate | Above Mod. | |
| A | Draft Specific Plan (2) | 48(3) | (96)3 | 91 | 235 | 470 |
| D | Creekside Condos | | | 50*(4) | | 50 |
| | ORM Properties | | 15 | | | 15 |
| E | Bella Vista | | | | 9* | 9 |
| | Piedmonte Terrace | | 20* | 32* | 47* | 99 |
| | School Street | | | | 11* | 11 |
| | S. Side March Avenue | | | | 3* | 3 |
| | Other | | 24 | | 3 | 27 |
| G | North St. Station II | | | 14* | | 14 |
| | Russian Village | | | 12* | | 12 |
| | Infill | 8 | | 2 | | 10 |
| | Other | 24 | | | 5 | 29 |
| H | Green Meadows | | | | 14* | 14 |
| | Woodgate | | | | 20 | 20 |
| | Fitch Mtn. Infill | | | | 10 | 10 |
| I | Fitch Mtn. Terrace II | 2*(5) | 18*(5) | | | 20 |
| J | Ward Street - BHDC | 14*(6) | | | | 14 |
| | Ward Street Apts. | 4* | | | | 4 |
| | Other | | 27 | | | 27 |
| Second Units | | 3 | 2 | | | 5 |
| Mixed Uses | | 3 | 2 | | | 5 |
| | | | | | | |
| SUBTOTALS | | 74 | 236 | 201 | 357 | 868 |
| | | | | | | |
| Density Bonus Units (7) | | 12 | 36 | 12 | 0 | 60 |
| | | | | | | |
| TOTALS | | 86 | 272 | 213 | 357 | 928 |

* Approved Units.

| QUANTIFIED OBJECTIVES, 1990-1995 (cont.) | | | | | |
|--|-------------------------------|---------------|------------|-----------------|-------------------|
| <u>INCOME GROUPS</u> | | | | <u>TOTALS</u> | |
| <u>Area</u> | <u>Description</u> | <u>V. Low</u> | <u>Low</u> | <u>Moderate</u> | <u>Above Mod.</u> |
| REHABILITATION | | | | | |
| | Proposition 77 | 12 | 13 | | 25 |
| | CDBG - new | | 6 | 6 | 12 |
| | CDBG - continuing | | 2 | 2 | 4 |
| CONSERVATION | | | | | |
| | Weatherization (CRA Funds) | 50 | | | 50 |

* Approved Units.

(1) Derived from Table II-16 Potential Development (except density bonus units), with assignments to income groups based on the following assumptions:

| | | |
|-------------------------------|---------------|--|
| <u>Above Moderate Income:</u> | Within City - | VLR, LR, and MR Density Units, or specific project information |
| | Area A - | VLR, LR, and MR Density |
| <u>Moderate Income:</u> | Within City - | Portion of DR Density units (ownership assumed) or specific project information |
| | Area A - | MHR Density units and 1/4 of total HR Density units (ownership assumed) |
| <u>Low Income:</u> | Within City - | HR and POR Density units, and portion of DR Density units (rentals assumed), or specific project information. Portion of mixed-use and second units. |
| | Area A - | 1/2 of total HR Density units (rentals assumed) |
| <u>Very Low Income:</u> | Within City - | Specific project information Some mixed-use and second units |
| | Area A - | 1/4 of total HR Density units (rentals assumed) |

- (2) Area A estimates based on land use program in draft Specific Plan; units anticipated by density category.
- (3) Includes 24 inclusionary units, based on 10% of 235 above moderate income units, divided equally between very low- and low-income groups.
- (4) Includes 5 equity-sharing units.
- (5) Subsidized units. Land donated by CRA, limited partnership formed to use tax credits, below-market-rate construction loan from CRA, first mortgage financing from FHLB Board's Community Investment Funds and Affordable Housing Program, deferred second mortgage loan from CHFA and CRA, additional funding from CDBG funds.
- (6) Received density bonus.
- (7) Includes 48 density bonus units in Area A, based on Draft Specific Plan's land use program. Area A bonus units were divided among income groups in proportion to the distribution of HDR units. Assumes no density bonus units in Area A above moderate income category due to site and environmental constraints. Assumes 12 bonus units in low income category from future development within existing city limits.

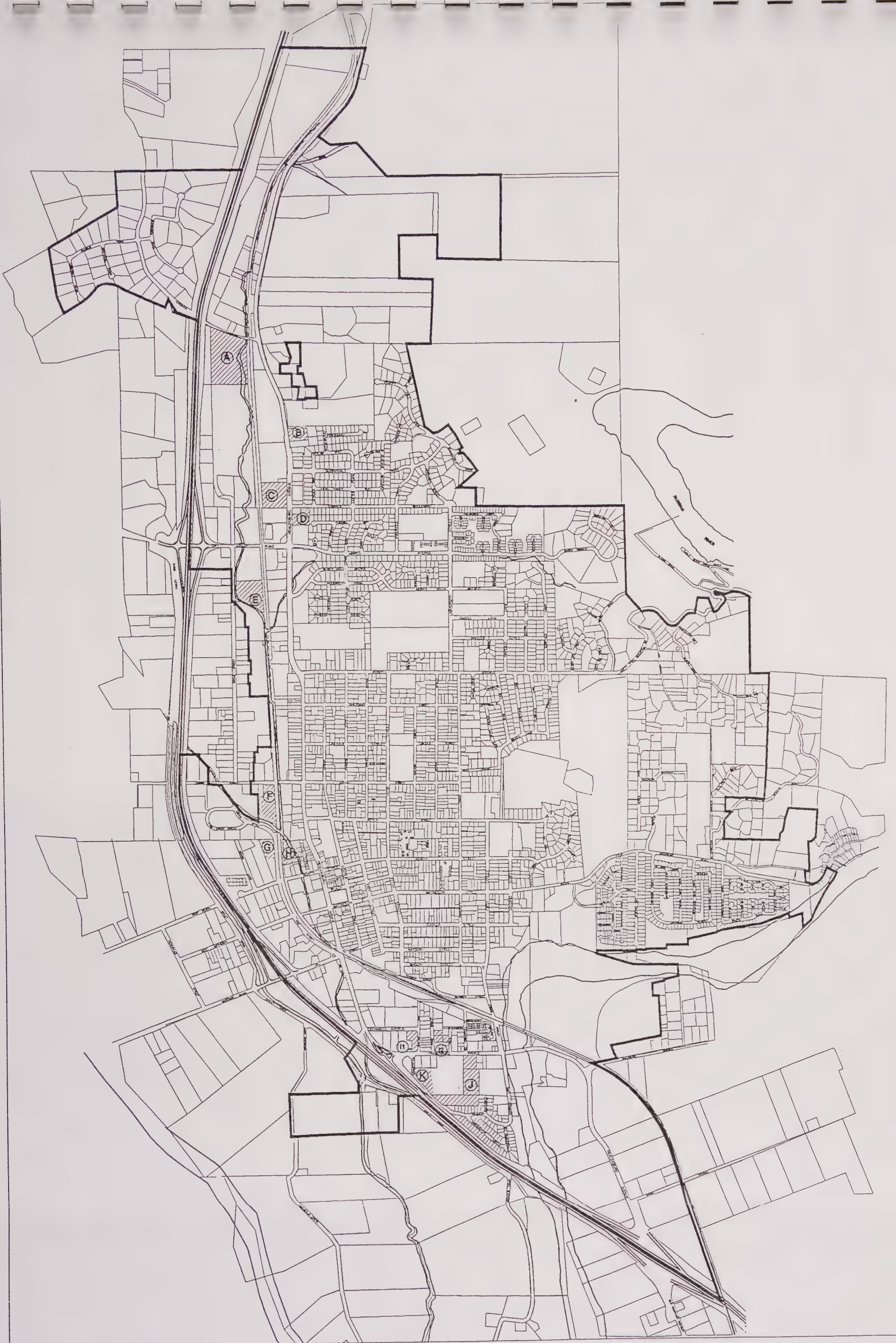



Figure II-1(a)

AFFORDABLE HOUSING OVERLAY ZONE 1

 AH-1 Sites

HEALDSBURG
CALIFORNIA
GENERAL PLAN



III. ECONOMIC DEVELOPMENT

GOALS AND POLICIES

Goal A: To promote expansion of the commercial and industrial sectors of Healdsburg's economy to encourage the creation of jobs appropriate to the skills of the local labor force and to provide revenues in support of City services.

Policies:

1. The City shall encourage the establishment of new businesses that maximize use of local and area firms and create jobs appropriate to the skills of the local labor force.
2. The City shall encourage the establishment of new businesses that maximize efficient use of the City's sewer, water, and electrical systems and broaden the revenue base of these enterprise activities.
3. The City shall encourage the establishment of new businesses that generate revenues over and above property taxes to support City services.
4. The City shall maximize opportunities wherever possible for the retention of existing property interests, for local investors, and for the continuation, revitalization, and expansion of existing commercial and industrial enterprises in the city.
5. The City may directly or indirectly through the Redevelopment Agency, the Industrial Development Authority, the Healdsburg Improvements Corporation, or the Redwood Empire Finance Corporation, use tax exempt financing or low-interest loans and infrastructure investments to support projects that further City and Redevelopment Agency objectives.
6. The City shall promote private development that adds to, rather than simply redistributes, sales tax or other revenues derived from commercial transactions.

Goal B: To promote the maintenance and expansion of Healdsburg's industrial base.

Policies:

1. New industrial development shall be encouraged in the area bounded by Highway 101 and the railroad tracks.

2. Redevelopment incentives shall be used judiciously to promote industrial development, giving due consideration to the need for equity in the treatment of existing and new industrial development.
3. The City shall promote the continuation and expansion of existing industry in Healdsburg as important contributors to the local economy.

Goal C: To promote the maintenance and expansion of Healdsburg's commercial base.

Policies:

1. The City shall promote and assist the continuation and expansion of Healdsburg's commercial service sector to meet the needs of both Healdsburg area residents and visitors.
2. Visitor-serving commercial development shall be concentrated in the downtown, and at the freeway interchanges at Dry Creek Road, at Healdsburg Avenue, and at Healdsburg Avenue/Old Redwood Highway. Visitor-serving commercial development at Dry Creek Road shall be primarily oriented to the needs of travelers along Highway 101 and to Lake Sonoma visitors.
3. Local-serving commercial services shall be concentrated in the downtown and along Healdsburg Avenue.
4. The downtown shall continue to serve as the primary area for pedestrian-oriented retail and service commercial uses.
5. The City shall promote the continuation and expansion of existing high retail sales tax generators in Healdsburg as important contributors to the local economy.
6. The City shall encourage the establishment of pedestrian-oriented retail stores and restaurants in buildings immediately surrounding the Plaza.
7. The City and Redevelopment Agency will continue to support the downtown merchants in the improvement of facades, promotion of the downtown, and the solution of problems specific to downtown.
8. The City shall promote the establishment of businesses in Healdsburg related to the wine industry, tourism, Lake Sonoma, Russian River recreation, and resources management.
9. Redevelopment incentives shall be used judiciously to promote commercial development, giving due consideration to the need for equity in the treatment of existing and new commercial development.

IMPLEMENTATION PROGRAMS

- 1. The City may expedite the review and approval of commercial and industrial projects that have clear potential for producing positive economic and fiscal impacts.

| | |
|------------------------|--------------------|
| Responsibility: | Time Frame: |
| CC | As needed |

- 2. The City shall explore the activation of the Healdsburg Improvements Corporation and such other vehicles as may be available to assist new commercial and industrial enterprises to establish business in Healdsburg. These same vehicles shall be used to assist existing businesses to expand or improve their facilities and productivity.

| | |
|------------------------|--------------------|
| Responsibility: | Time Frame: |
| CRA | As needed |

IV. TRANSPORTATION

GOALS AND POLICIES

Goal A: To provide a circulation system that is correlated with existing and proposed land use and provides for the efficient movement of people, goods, and services within and through Healdsburg.

Policies:

1. The City shall strive to attain the highest possible traffic levels of service consistent with the financial resources available and the limits of technical feasibility. This policy should guide the scheduling of planned improvements and new development and the consideration of land use proposals which deviate from the adopted land use plan.
2. Streets shall be dedicated, widened, extended, and constructed according to the street cross-sections shown in the Street Standards figure in Part I. However, in areas included in a specific plan adopted by the City, streets shall be dedicated, widened, extended and constructed according to street standards shown in such plans(s). Dedication and improvement of full rights-of-way as shown in the Street Standards Cross-Sections shall not be required in existing developed areas where the City determines that such improvements are either infeasible or undesirable. In order to preserve neighborhood character and existing mature trees, dedication and improvement of full rights-of-way as shown in the Street Standards may not be required in the following areas: along Healdsburg Avenue between Exchange Avenue and Front Street; along University Street, Matheson Street, and South Fitch Mountain Road; and along Grove Street between Grant Street and Dry Creek Road. Other deviations from these cross-sections shall be allowed upon a determination by the Public Works Director that safe and adequate public access and circulation are preserved by such deviations.
3. New local streets shall be designed to discourage heavy through-traffic within residential neighborhoods, but shall also to ensure direct and adequate access for emergency service vehicles.
4. Major circulation improvements should be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements required as a condition of approval.
5. Development which would necessitate roadway improvements prior to the development of lands abutting those improvements should be prohibited or required to make such improvements as a condition of approval.

6. Major circulation improvements which are not tied to abutting development, such as a new freeway interchange, additional freeway ramps, or road extensions or widenings should be implemented ahead of, or at the same time as, major new development within the city which would otherwise result in serious traffic impacts for some or all of the remaining circulation system.
7. The City shall prohibit the development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.
8. The City shall continue to assess a road and street development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The road and street development fee schedule shall be periodically reviewed and revised as necessary.
9. The City shall aggressively pursue state and federal funding to implement the City's Circulation Plan.
10. The City shall seek the earliest possible inclusion of new on- and off-ramps shown on the Circulation Plan Diagram in the Regional Transportation Improvement Plan.
11. The circulation system for the northern part of the Urban Service Area shall be planned in detail in conjunction with the preparation of specific plans for the area. Necessary amendments to this section and to the Circulation Plan Diagram shall be adopted at the same time as the Specific Plans.
12. The City shall attempt to complete links in the existing street system to improve continuity and provide emergency vehicle access, subject to fiscal and geological limitations.

Goal B: To minimize traffic accidents and hazards.

Policies:

1. The creation or continuance of traffic hazards shall be discouraged in new development and other proposals requiring the City to exercise its discretionary authority.
2. In the development of new projects, the City shall give special attention to maintaining adequate corner sight distances at city street intersections and at intersections of city streets and private access drives and roadways. Standards for corner-sight distance shall be developed by the Public Works Department.
3. The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at city street corners.

4. The City shall maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions which could potentially constitute traffic hazards.

Goal C: To ensure the adequate provision of both on-street and off-street parking.

Policies:

1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the lost on-street spaces should be replaced with an equal number of off-street spaces within the same vicinity, where feasible.
2. The City shall require all new development to provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development proposed for the site. In the downtown area, new developments may, at the City's discretion, pay in-lieu parking fees.
3. The City shall allow parking variances only under the most unusual circumstances, and only after all other possible actions and conditions have been identified and studied. In such cases, the City may require the payment of in-lieu fees sufficient to cover the current costs of land acquisition and construction of parking spaces.
4. In the downtown area, the Redevelopment Agency shall assist in the provision of off-street parking.

Goal D: To provide a safe and secure bicycle route system.

Policies:

1. The City should establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city.
2. Wherever possible, bicycle facilities should be separate from roadways and walkways.
3. The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.
4. The City shall establish requirements for secure bicycle racks at commercial and employment sites.

Goal E: To maintain coordinated transportation system, including efficient bus service and rail transit that provides an effective alternative to private automobile use.

Policies:

1. The City shall encourage Greyhound Lines and Sonoma County Transit to maintain, at a minimum, their present levels of service in the Healdsburg area.
2. The City shall work closely with Sonoma County Transit and any other transit service providers to develop and maintain public transportation facilities in the community, including park-and-ride lots and rail transit stations that are well planned and convenient to use.
3. The City shall maintain its own intra-city transit service as long as the service is financially feasible.
4. The City shall work closely with Greyhound and Sonoma County Transit in coordinating bus stop locations and bus schedules to facilitate transfers between bus systems.
5. The City should encourage development of a centrally-located common bus terminus equipped with a permanent shelter and shall encourage the two other bus systems to coordinate their stops at the common terminus.
6. The City should develop a tour bus parking area in the downtown.

Goal F: To promote the continued maintenance of the Healdsburg Municipal Airport.

Policies:

1. The City shall continue to operate the Healdsburg Municipal Airport as a general aviation airport for the benefit of area residents, tourists, and industry. The airport shall also be made available for emergency aviation purposes.
2. The Healdsburg Municipal Airport shall continue to be operated as an enterprise activity and shall continue to be managed by the Healdsburg Airport Commission.

IMPLEMENTATION PROGRAMS

1. The City shall maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in connection with project traffic studies and by special counts conducted by the City as necessary.

Responsibility:
PW

Time Frame:
Ongoing

2. The City shall prepare and adopt a Street Master Plan showing the existing and proposed ultimate right-of-way and street width for each arterial road segment within the Urban Service Area. The Street Master Plan shall also indicate the necessary right-of-way to be acquired or dedicated and the expected method of financing of the roadway improvements (i.e., City-funded or property owner/ developer-funded). The Street Master Plan shall be regularly updated.

Responsibility:

CC; PW;
PC; Planning Dept.

Time Frame:

FY 92-93; then
as needed

3. The City shall periodically review proposed roadway improvements, update cost estimates for improvements to be City-funded, and assess the adequacy of the current road and street development fee schedule to finance the proposed improvements. Adjustment to the fee schedule shall be made as necessary.

Responsibility:

CC; PW;
Finance Dept.

Time Frame:

Ongoing

4. The City shall develop a benefit assessment district or some similar mechanism to assist in the funding of circulation improvements needed for the northern part of the Urban Service Area.

Responsibility:

CC; PW

Time Frame:

As needed

5. The City shall prepare and adopt corner sight-distance standards for new development.

Responsibility:

CC; PW

Time Frame:

FY 92-93

6. The City shall review and revise, as necessary, off-street parking standards of the Zoning Ordinance. Such revision shall be based on an assessment of the adequacy of the City's current standards.

Responsibility:

CC; PW;
PC; Planning Dept.

Time Frame:

FY 90-91

7. The City shall prepare and adopt a Bicycle Route Master Plan and appropriate bicycle lane and street standards.

Responsibility:
CC; PW;
Planning Dept.; Parks
Dept.; Parks Comm.

Time Frame:
FY 94-95

8. The City shall prepare and adopt requirements for secure bicycle racks at new commercial and employment sites.

Responsibility:
CC; PW

Time Frame:
FY 94-95

9. The City should encourage development of a centrally-located common bus terminus, a permanent shelter, and should develop a tour bus parking area in the downtown.

Responsibility:
CC; PW;
Finance Dept.

Time Frame:
As needed

V. PUBLIC FACILITIES AND SERVICES

GOALS AND POLICIES

Goal A: To maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

Policies:

1. The City shall develop new water sources as necessary to serve new development and provide alternative sources of water. The City will need to negotiate additional water rights to serve projected buildout of the Urban Service Area.
2. The City shall develop new water storage facilities and major distribution lines as necessary to serve new development.
3. New water service shall not be extended to areas outside the Urban Service Area. New water service shall not be extended to areas outside the city limits prior to annexation, except in extraordinary circumstances. Existing commitments for water service outside the city limits shall continue to be honored.
4. Development of private water wells shall be allowed only where the City makes a finding that it cannot feasibly provide public water service, and such systems shall only be used until such time as City water service becomes available.
5. The City and the Redevelopment Agency will continue their programs of upgrading water lines in the downtown area.
6. The City shall promote water conservation in both City operations and private development to minimize the need for the development of new water sources and to minimize sewer flows.
7. The City shall continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.
8. The City shall continuously monitor water flows through the City's water system to identify areas of potential water loss and cases of under billings for water service and shall make improvements in the systems as necessary.

Goal B: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

Policies:

1. The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.
2. New sewer service shall not be extended to areas outside the Urban Service Area or to areas outside the city limits prior to annexation. Existing commitments for sewer service outside the city limits shall continue to be honored.
3. Development of individual septic systems shall be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall only be used until such time as City sewer service becomes available.
4. The City shall comply with the Regional Water Quality Control Board's regulations and orders concerning effluent treatment.
5. The City shall continue to work with neighboring jurisdictions and the Regional Water Quality Control Board in seeking an area-wide solution to water quality problems in the Russian River.
6. The City shall continue to assess a sewer development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The sewer development fee schedule shall be periodically reviewed and revised as necessary.

Goal C: To maintain an adequate level of service in the city's electrical system to meet the needs of existing and projected development.

Policies:

1. The City shall plan, construct, and maintain adequate facilities to provide adequate electrical service to existing and projected development as well as emergency back-up service.
2. Electric service or services, as produced by the City Electric Department, may be extended outside of the Urban Service Area/Urban Growth Boundary, as deemed necessary and necessitated by the evolution of State and Federal deregulation legislation.
3. The City shall continue to extend its feeder lines as necessary to serve new development and to ensure reliable service.

4. The City shall promote energy conservation in City operations and in new private development.
5. The City shall continue to assess an electrical development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The electrical development fee schedule shall be periodically reviewed and revised as necessary.

Goal D: To maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

Policies:

1. The City shall continue to complete gaps in the drainage system in areas of existing development.
2. The City shall provide for channel improvements to and periodic tree and brush clearance along Foss Creek to increase its capacity.
3. The City shall develop one new major detention basin along Foss Creek at Healdsburg Avenue. The detention basin shall be designed to accommodate multiple uses, if feasible. Additional, smaller detention basins may be also needed in conjunction with the proposed major detention basin.
4. The City shall continue to assess a drainage development fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The drainage development fee schedule shall be periodically reviewed and updated as necessary.

Goal E: To ensure that at least the current levels of public police and fire services are maintained as new development occurs.

Policies:

1. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for emergency calls.
2. The City shall review the facility needs of the Police Department to ensure that the department's facilities are adequate in size, arrangement, and location to serve the needs of Healdsburg.
3. The City shall promote the active and continuous involvement of government, industry, and citizens in all aspects of fire prevention and control.

4. The City shall endeavor to improve its overall fire insurance (ISO) rating. The City shall also endeavor to lower the fire insurance rating in commercial and industrial areas of the city that currently have higher ratings than the city-wide rating.
5. The City shall develop a central fire station to maintain maximum coverage and minimum response times throughout the Urban Service Area.
6. The City shall attempt to offset the need for new Fire Department staff and equipment and to improve fire safety by requiring built-in fire protection equipment in new development.
7. The City shall continue to work with the County in developing a permanent solution to structural fire protection in the unincorporated area around Healdsburg. City participation in extraterritorial fire protection shall be contingent upon the City recovering the full cost of such service.
8. The City, in cooperation with the local emergency medical service provider, shall develop a program to provide adequate medical response to all areas of the City.

Goal F: To provide for the educational needs of Healdsburg residents.

Policies:

1. The City shall assist the Healdsburg Union Elementary School District and the Healdsburg Union High School District in locating and acquiring appropriate sites for new schools. Existing school sites and approximate locations of proposed school sites are shown in Figure II-2. The designation of these sites shall not affect the existing or planned use of private property, except as these sites may be acquired by the School District.
2. a. The Healdsburg schools have developed a comprehensive long-term School Mitigation Program, based on the assumption that housing projects (except low- or very low-income projects) which require legislative approvals from the City would make school mitigation payments equal to the cost of providing school facilities for those housing projects. The City's goal is to provide for the educational needs of Healdsburg residents, and to that end, the City will require new development subject to legislative approvals (including Northern Healdsburg Specific Plan Area) to accomplish full school impact mitigation as permitted by law.
2. b. Participation in the School District's Comprehensive Long-Term School Mitigation Program, adopted by the School Districts on October 26, 1994, by the proponent of new development, shall be deemed to be full school impact mitigation.

2. c. The School Mitigation Program shall be considered full mitigation only so long as the School District produces an annual report of the Program and transmit the results of that review to the City. On a five (5) year basis, the District shall assess the continued validity of the Program with respect to the need for facilities, the numbers and ages of students being generated, the amount of fees being assessed, and all other assumptions upon which the program is predicated.
- 2.d. For the purpose of defining "new development," lands within the City boundaries and zoned for residential development as of October 1994 shall, upon rezoning, only be subject to full mitigation for any increase in residential density.

Goal G: To provide for the health care needs of Healdsburg residents.

Policies:

1. The City supports the continued provision of a full range of medical services, including maternity care, at Healdsburg General Hospital.
2. The City supports the expansion of facilities at Healdsburg General Hospital on adjacent lands to the west.
3. The City encourages the development of at least one additional convalescent home within the Urban Service Area.
4. While the Healdsburg Fire Department will continue to provide first-response medical emergency services, the City encourages the expansion of paramedic and ambulance service within the Urban Service Area.

IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt a five-year Capital Improvement Program. The CIP shall be updated, reviewed for consistency with the General Plan, and adopted annually.

Responsibility:

CC; PC; City
Manager.; PW

Time Frame:

FY 86-87;
then annually

2. The City shall adopt a water conservation program requiring the installation of water conservation features in new development.

Responsibility:

CC; PW

Time Frame:

FY 87-88

3. The City shall institute a monitoring program for the City's water system and replace faulty meters in the system as necessary. The City shall also identify and replace faulty meters at service connections on an ongoing basis.

Responsibility:

PW

Time Frame:

Ongoing

4. The City shall undertake a facility needs study for the Police Department. Such study shall assess the adequacy of existing Police Department facilities, the projected facility needs of the Police Department for the next 25 years, the potential for improvement of the existing facilities, and possible locations for new facilities, should relocation appear necessary.

Responsibility:

CC; Police Dept.

Time Frame:

Completed FY 89-90

5. The City shall adopt standards for built-in fire protection in all new development.

Responsibility:

CC; Fire Dept.

Time Frame:

FY 87-88

6. The City shall undertake a facility needs study for the Fire Department. Such study shall assess the adequacy of existing Fire Department facilities, the projected facility needs of the Fire Department for the next 25 years, the potential need for a second fire station or for relocation of a single fire station, and appropriate locations for new Fire Department facilities.

Responsibility:

CC; Fire Dept.

Time Frame:

Completed FY 89-90

7. The City shall develop a benefit assessment district or some similar mechanism to finance improvements to the sewer, water, and drainage systems in the northern part of the Urban Service Area.

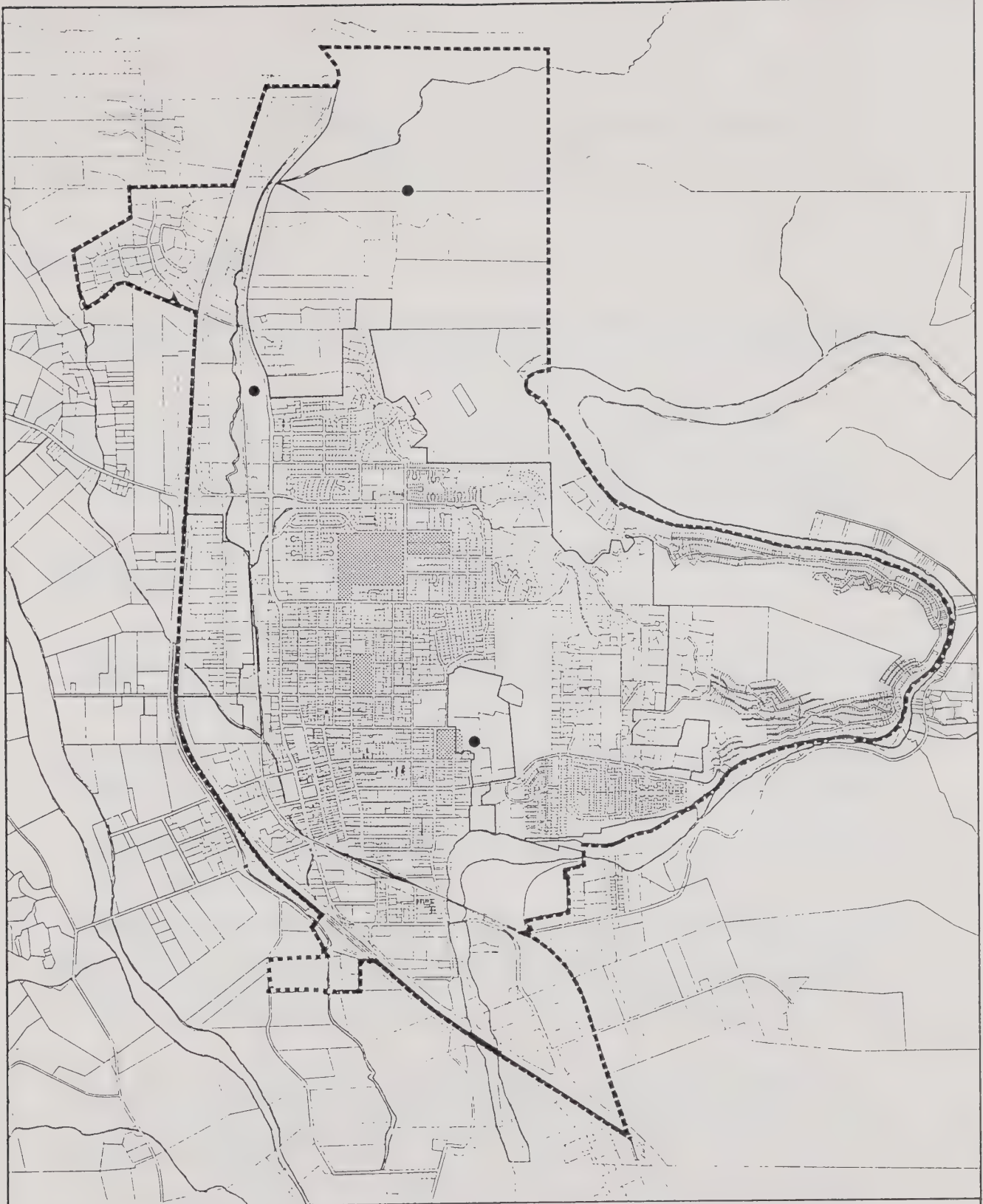
Responsibility:

CC; Finance Dept.;

PW

Time Frame:

As needed



HEALDSBURG CALIFORNIA

GENERAL PLAN

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Figure II-2 EXISTING & PROPOSED SCHOOL FACILITIES

- APPROXIMATE LOCATION OF
NEW AND EXPANDED SCHOOLSITES
- EXISTING SCHOOL

Note: The designation of new or expanded schoolsites shall not affect the existing or planned use of private property, except as these sites may be acquired by the School District.

VI. CULTURAL AND RECREATIONAL RESOURCES

GOALS AND POLICIES

Goal A: To establish and maintain a park system that is suited to the needs of Healdsburg residents and visitors.

Policies:

1. The City shall expand the community and neighborhood park system with the goal of providing park facilities within reasonable walking distance of all city residential areas.
2. The City shall emphasize joint use of school facilities as the first priority for the development of new park and recreational facilities.
3. City park acquisition and development efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the Urban Service Area.
4. The City shall give priority in its park acquisition and development program to the renovation of existing parks and to parks for active recreation over passive recreation.
5. The City shall aggressively pursue state funding programs to augment City revenues to the extent state funding is available.
6. The City shall promote the provision of open space and recreational facilities as part of new residential developments. The City may provide a density bonus not to exceed 10 percent for the inclusion of significant public recreational facilities in new residential projects. Park development fees would still be assessed on these projects.
7. The City shall continue to assess park development fees on all new commercial, industrial, and residential development sufficient to fund system-wide park improvements. The park development fee schedule shall be periodically reviewed and revised as necessary.
8. The City shall not purchase any parkland not listed on the City's list of potential park sites (see Figure II-3 and accompanying list). However, in very limited circumstances, the City may accept dedications of land and/or improvements in lieu of fees for parks listed or not listed on the City's list of potential park sites or shown on the City's Park Master Plan after a careful analysis of proposed land and/or improvements to determine the appropriateness of location and the feasibility of development and maintenance.

9. The City shall work with the Sonoma County Land Trust and other appropriate non-profit conservation groups and agencies in acquiring key open space areas and park sites where such an arrangement benefits both the City and property owners.
10. The City should identify and develop a new indoor recreational facility.
11. Regional Park - A regional park of approximately 60 acres at Digger Bend, developed by the County.
 - * Figure II-3 shows only approximate locations of potential parks. The designation of these sites shall not affect the existing or planned use of private property, except as these sites may be acquired by or dedicated to the City or other public agency.

Goal B: To establish a recreation program that is suited to the needs and interests of all Healdsburg residents.

Policies:

1. The City shall continue cooperative agreements with the school districts for the use of school facilities for City-sponsored recreation programs.
2. The City shall periodically survey community attitudes and preferences for recreational programs.
3. The City shall annually update statistics on participation in various City recreation programs and use of City recreation facilities.

Goal C: To provide a network of pedestrian/hiking trails and bicycle routes connecting the area's major open space areas and destination points.

Policies:

1. The City shall develop a pedestrian/hiking system to link the City's parks and major open space areas. The pedestrian/hiking trail system shall provide access to the Russian River and Foss Creek at as many points as possible, consistent with the need for public safety and security of private property owners and the level of liability acceptable to the City.
2. The City shall develop a bicycle route system linking parks, scenic areas, schools, public facilities, and neighborhoods. The City's bicycle route system shall be coordinated with the County's bikeway system. Bicycle lanes shall be included in new street widenings where the street is designated in the adopted Bicycle Route Master Plan.

Goal D: To preserve and enhance Healdsburg's historical heritage.

Policies:

1. The City shall set as a high priority the protection and enhancement of Healdsburg's historically and architecturally significant buildings.
2. The City shall work with property owners in seeking registration of historical structures as State Historic Landmarks or listing on the Federal Register of Historic Sites.
3. The City shall continue to implement Healdsburg's Historical Preservation Ordinance.
4. The City and Redevelopment Agency shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.

Goal E: To protect Healdsburg's Native American heritage.

Policies:

1. The City shall not knowingly approve any public or private project that may adversely affect an archeological site without consulting the California Archeological Inventory, Northwest Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archeologist. City implementation of this policy shall be guided by Appendix K of the State CEQA Guidelines.
2. The City shall refer development proposals that may adversely impact archeological sites to the California Archeological Inventory, Northwest Information Center, at Sonoma State University.

IMPLEMENTATION PROGRAMS:

1. The City shall prepare and adopt a Park Master Plan setting out goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The master plan shall cover at least the succeeding 10 year period, with greater detail devoted to improvements planned for the succeeding five-year period. The Master Plan shall be coordinated with the City's Capital Improvements Program and with any specific plans prepared.

Responsibility:
CC; Parks Dept.;
Parks Comm.

Time Frame:
FY 93-94

2. The City shall revise the Zoning Ordinance to provide for a density bonus of up to 10 percent for new residential projects that include significant public recreational facilities. These projects, however, will also continue to pay park development fees.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 90-91

3. The City shall periodically review projected park development needs and plans, update cost estimates for park acquisition and development, and remaining development potential based on the General Plan. Based on this review, the City shall revise the City's park development fee schedule as necessary.

Responsibility:
CC; Parks Dept.;
Parks Comm.;
Finance Dept.

Time Frame:
Ongoing

4. The City shall prepare and adopt a Pedestrian/Hiking Trail Master Plan and shall require any specific plans adopted to be coordinated with the plan.

Responsibility:
CC; Planning Dept.
Parks Dept.;
Parks Comm.

Time Frame:
FY 94-95

5. The City shall prepare and adopt a Bicycle Route Master Plan and shall require any specific plans adopted to be coordinated with the plan.

Responsibility:
CC; PW; Planning Dept.
Parks Dept.; Parks Comm.

Time Frame:
FY 94-95

6. The City shall adopt and implement an historic building code, as authorized by state law.

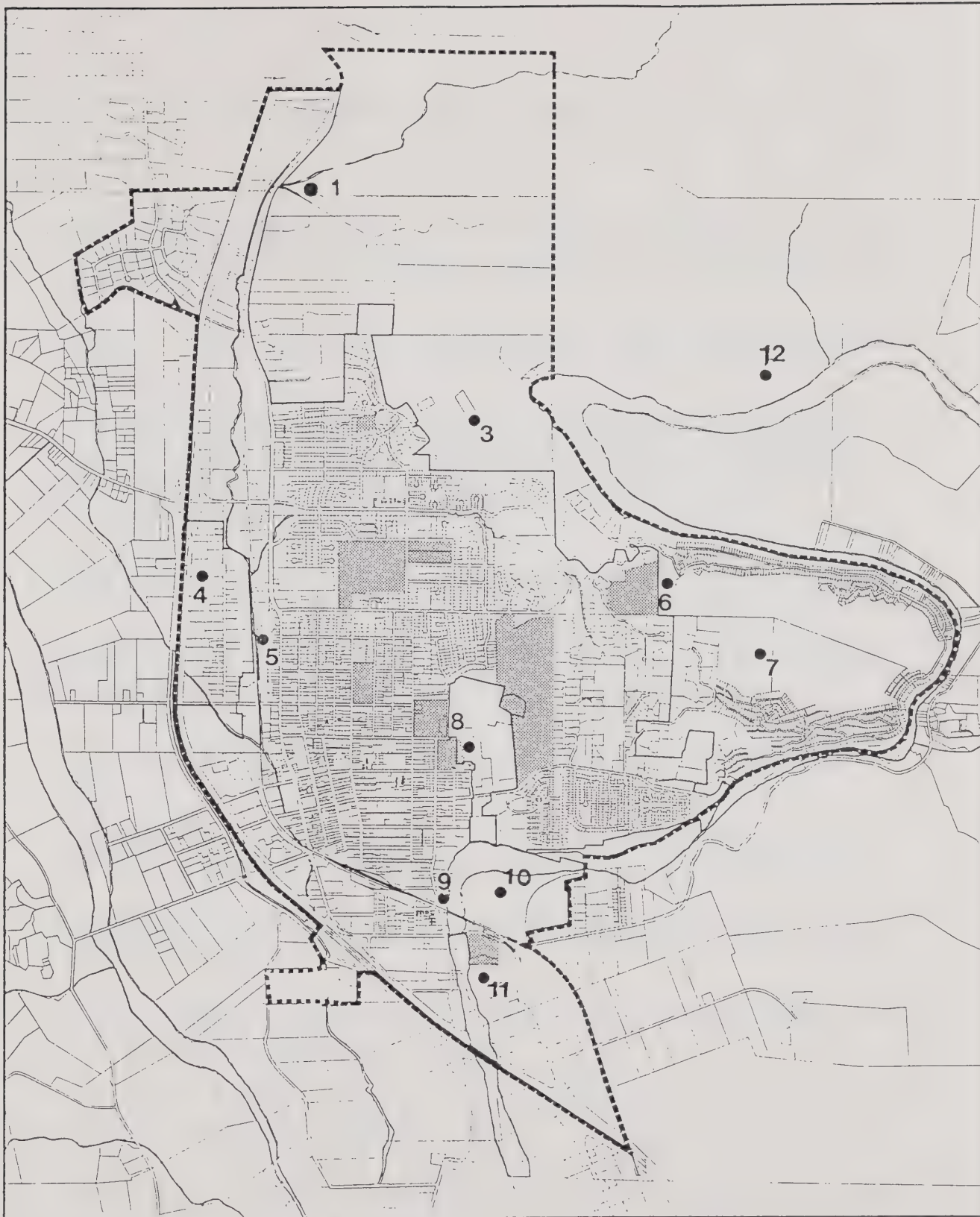
Responsibility:
CC; Building Dept.

Time Frame:
FY 86-87;
then ongoing

7. The City shall establish an agreement with the California Archeological Inventory, Northwest Information Center, at Sonoma State University for review of development proposals that may adversely impact archeological sites.

Responsibility:
Planning Dept.

Time Frame:
Completed FY 86-87



HEALDSBURG CALIFORNIA

GENERAL PLAN
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Figure II-3 **EXISTING AND POTENTIAL PARKS AND RECREATION FACILITIES**

- POTENTIAL PARK OR RECREATION FACILITY
- EXISTING PARK OR RECREATION FACILITY

Note: The designation of potential park sites shall not affect the existing or planned use of private property, except as these sites may be acquired by or dedicated to the City or other public agency.

POTENTIAL PARK SITES

See Figure II-3*

1. Neighborhood/Community Park - A neighborhood or community park of approximately 5 to 10 acres located in the central valley of the north area, possibly on the site of a new elementary school.
2. View Park - A view park located near Iverson Reservoir providing a full panorama of northern Sonoma County.
3. Neighborhood/Community Park - A neighborhood or community park of approximately 5 to 10 acres located west of Grove Street and well integrated with new residential development. If developed as a community park, this park should include baseball/softball fields and soccer fields.
4. Neighborhood/Community Park - A neighborhood/community park of approximately 5 to 8 acres located in the area bounded by Grant Street, the railroad tracks, and the development fronting on Healdsburg Avenue. This park should be developed in conjunction with the renovation of the Old Passalacqua Winery for public or commercial use. This park may be appropriate for development of a par course.
5. Community Park - An expansion of Villa Chanticleer to the east by between 10 to 15 acres.
6. View Park - A view park located at or near the summit of Fitch Mountain. This park might be developed as a natural park accessible only by trail from Villa Chanticleer.
7. Neighborhood Park - A neighborhood park developed in conjunction with Healdsburg Elementary School.
8. Neighborhood Park - A neighborhood park of approximately one acre located adjacent to the Russian River north of the railroad tracks.
9. Regional Park - A regional park of 10 to 30 acres adjacent to Memorial Beach, developed by or in conjunction with the County.
10. Regional Park - An expansion of Memorial Beach to the south, developed by the County.

VII. NATURAL RESOURCES

GOALS AND POLICIES

Goal A: To promote water quality and adequate flows in the Russian River, Dry Creek, and Foss Creek to protect the City's water supply and the recreational values of these watercourses.

Policies:

1. The City shall prohibit the establishment of any new individual septic systems within the city limits, except as provided in Policy V.B.3., and shall support the efforts of the County, the Regional Water Quality Control Board, and residents to replace existing septic systems in the Fitch Mountain area with a centralized collection and treatment system or equally effective alternative. The City shall oppose any new development in the Fitch Mountain area until such a solution is implemented.
2. The City shall condition approvals of development in hillside areas to minimize erosion and silt flows into watercourses.
3. The City strongly encourages the maintenance of maximum summer flows in the Russian River to protect water quality and the recreational values of the Russian River.
4. Land with important watershed values shall be designated for open space or low intensity uses.

Goal B: To promote the economic viability of agriculture in the Healdsburg area while providing for the urban development needs of Healdsburg.

Policies:

1. The City shall not annex lands or approve new development outside the Urban Service Area, except as necessary for the establishment of City facilities.
2. The City shall encourage the County to retain agricultural uses on lands surrounding the Urban Service Area.
3. The City shall encourage the continued agricultural use of lands within the Urban Service Area currently in agricultural production until such time as a specific plan has been prepared and adopted and development pursuant to the plan commences.

Goal C: To protect existing mineral extraction activities within the Urban Service Area.

Policies:

1. The City shall provide through its regulatory powers for the continued use of properties along the Russian River for sand and gravel mining operations. Such operations shall be allowed to continue for the productive and economic life of the operations.
2. Notwithstanding the designations by the State Geologist of minerals within the Urban Service Area that are of regional or statewide significance, the City finds that the other lands within the Urban Service Area designated by the State Geologist as lands containing important mineral resources are needed for urban development and that the City and property owners have already made a substantial investment in the development of these lands.
3. The City shall ensure that lands currently being mined for sand and gravel are reclaimed and rendered useful for another use upon the cessation of current mining activity.

Goal D: To protect and, insofar as possible, improve the air quality in the Healdsburg area.

Policies:

1. The City shall encourage the use of transit systems and other alternatives to automobile use.
2. The City shall require that all new residential projects that include fireplaces or wood-burning stoves install efficient, clean-burning equipment. Approvals of fireplace and wood-burning stove equipment shall consider the recommendations of the Northern Sonoma County Air Pollution Control District.
3. In the event that state particulate air quality standards continue to be exceeded in the Healdsburg area and residential wood combustion is demonstrated to be a major contributor to particulate pollution, the City shall implement a program to promote replacement of existing residential wood-burning devices until state standards are achieved or until residential wood combustion is shown to be a minor cause of particulate pollution.

Goal E: To protect Healdsburg's natural vegetation and diverse wildlife.

Policies:

1. The City shall make every effort to protect riparian vegetation. To this end, buildings and improvements shall be set back from watercourses according to the following standards:

- 100 feet from the Russian River
- 35 feet from Foss Creek
- 25 feet from other streams and creeks

The setback shall be measured from the top of the existing bank or the top of the finished bank, where channel improvements are proposed.

The City may provide for variances to these standards in existing developed areas and other areas where the provision of such setbacks is not feasible.

The areas within the setbacks shall be vegetated or revegetated, and maintained in riparian vegetation.

2. The City shall ensure that channel improvements to and tree and brush clearance activities along Foss Creek do not unnecessarily disturb riparian vegetation.
3. The City shall continue to implement and enforce its Heritage Tree Ordinance.
4. New development shall be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants, and important wildlife habitat.
5. The City shall encourage the use of native plant species, such as oaks, in landscaping and in the replanting of cut slopes.
6. The City shall work with the Sonoma County Land Trust and other non-profit conservation organizations and agencies in acquiring key open space and habitat areas where such an arrangement would benefit both the City and the property owner.
7. The City shall discourage the use of large-scale trees in new development, except in large open space areas and parks.

IMPLEMENTATION PROGRAMS:

1. The City shall prepare and adopt an open space and/or conservation easement program for the protection of important open space and scenic areas.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 92-93

2. The City shall amend the Zoning Ordinance to provide for setbacks from watercourses in accordance with Policy VII.E.1.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 91-92

3. The City shall in consultation with the Northern Sonoma County Air Pollution Control District prepare and adopt guidelines for the inclusion of efficient, clean-burning fireplace and wood-burning stove equipment in new residential projects.

Responsibility:
CC; Planning Dept.;
Building Dept.

Time Frame:
FY 92-93

4. The City shall implement Policy VII.D.3 by undertaking one or more of the following actions:

- a. Distributing educational information on clean-burning practices for existing wood-burning devices;
- b. Encouraging, on a voluntary basis, installation of clean-burning devices when homeowners replace older, less clean-burning ones;
- c. Requiring installation of clean-burning devices upon change of ownership;
- d. Requiring residential developments which would be adding pollution to obtain an offsetting emission reduction. This could be done by replacing one non-clean-burning device for every new 5 to 10 wood burning devices added. The number would depend upon how clean-burning the developer's new devices are.

Responsibility:
CC; Planning Dept.;
Building Dept.

Time Frame:
As needed

VIII. HEALTH AND SAFETY

GOALS AND POLICIES

Goal A: To prevent loss of lives, injury, and property damage due to geological hazards.

Policies:

1. Lands with significant, identified geological hazards shall be designated for open space and low intensity uses. Development may be clustered to avoid areas with identified hazards.
2. The City shall require the following information and plans to be submitted for all projects according to the slope hazard zones shown in Figure II-4.

Zone 1 (Lowest Potential for Slope Instability)

- Soils and foundation engineering report. (The Public Works Director may waive this requirement for existing subdivided lots.)
- Grading, erosion, and sediment control plan.

Zone 2 (Intermediate Potential for Slope Instability) and Zone 3 (Highest Potential for Slope Instability)

- Engineering geologic report.
- Soils and foundation engineering report.
- Grading, erosion, and sediment control plan.
- Plan review letter evidencing review of all proposed development by a qualified engineering geologist.
- As-built construction report, including building plans, explanation and discussion of any deviations from the approved grading plan, the location and results of field tests, results of laboratory tests, and a statement that the work was performed under the supervision of and in accordance with the recommendations of the engineering geologist and/or soils engineer.
- Signature of a engineering geologist certified by the State of California and/or a soils engineer registered in the State of California.

3. The City may require formation of geological hazard abatement districts, as provided by state law, for areas of identified geological hazards to prevent, mitigate, abate, or control such hazards.
4. The City shall ensure that both public and private development in areas with significant identified geological hazards are sited to minimize the exposure of structures and improvements to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.
5. The City shall establish an ongoing program to collect and maintain current geological data.
6. The City shall, as necessary, retain on an ongoing basis a qualified consulting geologist to assist the City in updating its geological data and to review geological reports prepared in connection with new development projects.

Goal B: To prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to prevent disruption of essential services in the event of an earthquake.

Policies:

1. The City shall, as required by state law, inventory all potentially hazardous buildings within the city and develop a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.
2. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.

Goal C: To prevent loss of lives, injury, and property damage due to flooding.

Policies:

1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA).
2. New residential development shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.

3. Non-residential development shall be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least one foot above the 100-year flood level.
4. Existing development shall comply with policies VIII.C.2. and VIII.C.3. when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.
5. The City shall provide for channel improvements to and tree and brush clearance along Foss Creek and other watercourses to reduce flooding.
6. As development occurs in the northern part of the Urban Service Area, the City shall construct or require developers to construct and dedicate a new, major detention basin along Foss Creek on the east side of Healdsburg Avenue. Smaller detention basins may also be required in conjunction with the new, major detention basin.

GOAL D: To prevent loss of lives, injuries, and property damage due to wildland and urban fires.

Policies:

1. Areas of high and extreme fire hazards as shown in Figure II-5 shall be designated for open space and low-intensity uses.
2. All new development shall be equipped with automatic interior sprinkler systems.
3. All new development in areas of high and extreme fire hazards as shown in Figure II-5 shall be constructed with fire retardant roof coverings and automatic interior sprinkler systems. The City shall also encourage the installation of automatic interior sprinkler systems in existing structures.
4. All new development in areas of high and extreme fire hazards as shown in Figure II-5 shall provide for clearance around the structures and the use of fire-resistant groundcover.
5. The Healdsburg Fire Department shall maintain a regular program of fire inspection for commercial and industrial buildings.
6. The City will ensure in approving and constructing new roads and streets that they are adequate in terms of width, turning radius, and grade to facilitate access by City firefighting apparatus. All plans for new streets shall be reviewed by the Fire Department to ensure these standards are met.
7. All new development shall be required to meet the minimum fire flow rates specified by the City's Fire Code.

Goal E: To prevent crime and promote the personal security of Healdsburg residents.

Policies:

1. The Healdsburg Police Department shall continue to promote neighborhood security programs and provide crime prevention training for neighborhood groups and associations.
2. The City shall promote crime prevention through the design of new development and the installation of security equipment such as deadbolts.

Goal F: To protect Healdsburg residents from the effects of hazardous materials.

Policies:

1. City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
2. Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Healdsburg residents.
3. As part of the specific plan prepared and adopted for the northern part of the Urban Service Area, the City shall provide for reasonable setbacks of new development from the County sanitary landfill should monitoring and studies show that the landfill generates off-site impacts that pose health or safety hazards for future residents in the adjacent area. The City shall strongly encourage the County to mitigate any identified impacts on the landfill site itself.

Goal G: To ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

Policies:

1. The City shall maintain and periodically update the City's Emergency Plan. As part of the periodic update, the City shall review County and State emergency response procedures that must be coordinated with City procedures.
2. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

Goal H: To protect the residents of Healdsburg from the harmful effects of exposure to excessive noise.

Policies:

1. Areas within Healdsburg exposed to existing or projected exterior noise levels exceeding 60 dB Ldn shall be designated as noise-impacted areas.
2. Areas within Healdsburg shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding the performance standards in Table II-1.
3. New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to:
 - a. 60 dB Ldn or less in outdoor activity areas, and interior noise levels to 45 dB Ldn or less, where the noise source is preempted from local control (i.e., traffic on public roadways, railroads, and airports). In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB Ldn with the windows and doors closed.
 - b. Achieve compliance with the standards in Paragraph 3.a. and with the performance standards set out in Table II-1, where the noise source is subject to local control (i.e., non-traffic related).
4. When industrial, commercial, or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the standards in Paragraph 3.a. or the performance standards set out in Table II-1.
5. Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis shall be prepared at applicant's expense. The acoustical analysis shall:
 - a. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
 - b. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
 - c. Include estimated noise levels in terms of Ldn and/or the standards in Table II-1 for existing and projected future noise levels, with a comparison made to the adopted policies of this subsection.

- d. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies of this subsection. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
 - e. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the policies of this subsection will not be achieved, a rationale for acceptance of the project must be provided.
- 6. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (see Figure II-6).
 - 7. The City shall enforce the Noise Insulation Standards of Title 24 of the California Administrative Code and Chapter 35 of the Uniform Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartment, and condominiums.
 - 8. Noise exposure information developed during the community noise survey described in the Background Report shall be used as a guideline for the development of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the “Model Community Noise Control Ordinance” prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.
 - 9. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.
 - 10. The Healdsburg Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.

TABLE II-1

NOISE LEVEL PERFORMANCE STANDARDS
FOR NEW PROJECTS AND DEVELOPMENTS

Noise created by non-preempted noise sources* associated with new projects or developments shall be controlled so as not to exceed the noise level standards set forth below as measured at any affected residential land use situated in either the incorporated or unincorporated areas. New residential development shall not be allowed where the ambient noise level due to non-preempted noise sources will exceed the noise level standards set forth below.

Exterior Noise Level Standards, dBA

| Category | Cumulative Number of Minutes in any one hour time period | Daytime 7 a.m. to 10 p.m. | Nighttime 10 p.m. to 7 a.m. |
|----------|---|------------------------------------|--------------------------------------|
| 1 | 30 | 50 | 45 |
| 2 | 15 | 55 | 50 |
| 3 | 5 | 60 | 55 |
| 4 | 1 | 65 | 60 |
| 5 | 0 | 70 | 65 |

Each of the noise level standards specified above shall be reduced by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

*A preempted noise source is one that is regulated by the State or Federal Government at the source such as automobiles, railroads, and airports.

IMPLEMENTATION PROGRAMS:

1. The City shall prepare and adopt a grading, erosion, and sediment control ordinance based on ABAG's Model Ordinance published in 1981.

Responsibility:
CC; PW

Time Frame:
FY 93-94

2. The City shall maintain and regularly update the Index to Geological Reports which shall include reports prepared for both public and private projects.

Responsibility:
Planning Dept.

Time Frame:
Ongoing

3. The City shall maintain an official Geological Map showing basic geology and the location of geological hazards. The Geological Map shall be regularly updated on the basis of geological reports prepared and filed in connection with development projects and water well log and subsurface information developed in connection with public projects.

Responsibility:
Planning Dept.

Time Frame:
Ongoing

4. The City shall inventory all potentially hazardous buildings within the city and, when required by the state, adopt a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the building.

Responsibility:
CC; Building Dept.

Time Frame:
Inv. completed FY 88-89
Mitigation Program: As needed

5. The City shall amend the hillside zoning provisions of the Zoning Ordinance to relate land use intensity and minimum lot size to the degree of slope and to implement other policies of the General Plan.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 91-92

6. The City shall amend the Zoning Ordinance to include noise provisions consistent with the policies of this section.

Responsibility:
CC; Planning Dept.

Time Frame:
FY 90-91

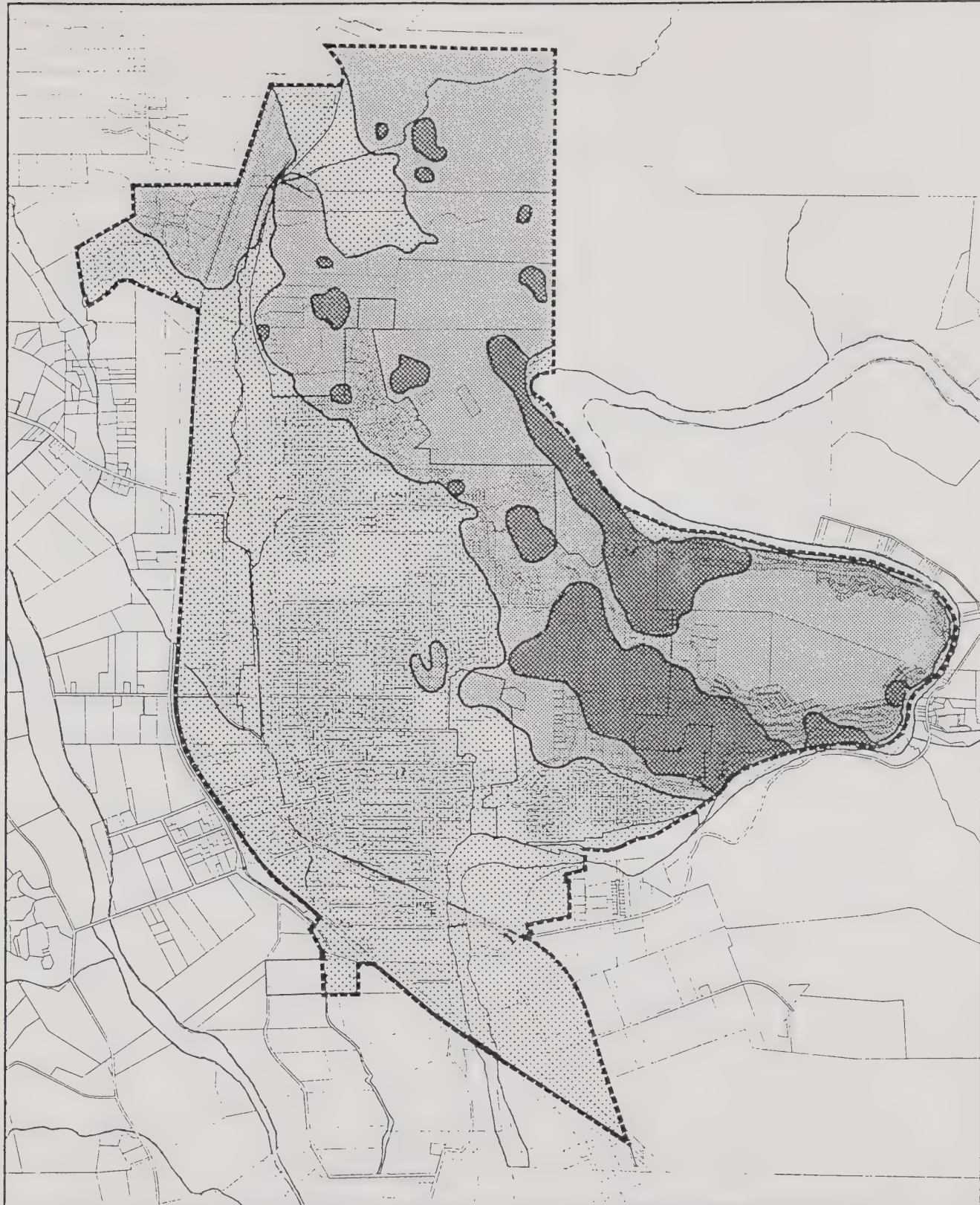





Figure II-4
SLOPE HAZARD ZONES

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-  ZONE 1 - LOWEST POTENTIAL FOR SLOPE INSTABILITY
-  ZONE 2 - INTERMEDIATE POTENTIAL FOR SLOPE INSTABILITY
-  ZONE 3 - HIGHEST POTENTIAL FOR SLOPE INSTABILITY

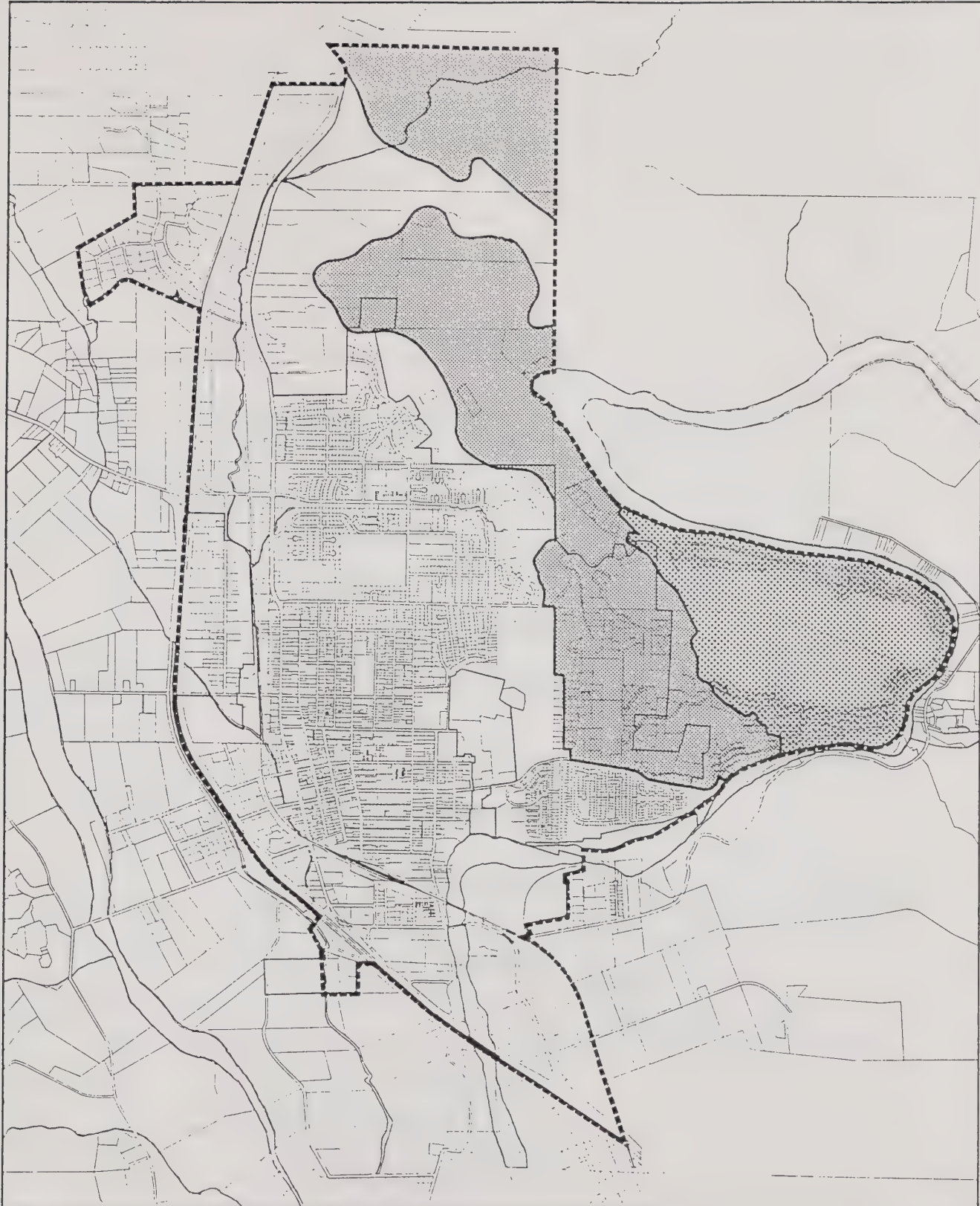




Figure II-5
WILDLAND FIRE HAZARD

-  HIGH FIRE HAZARD
-  EXTREME FIRE HAZARD

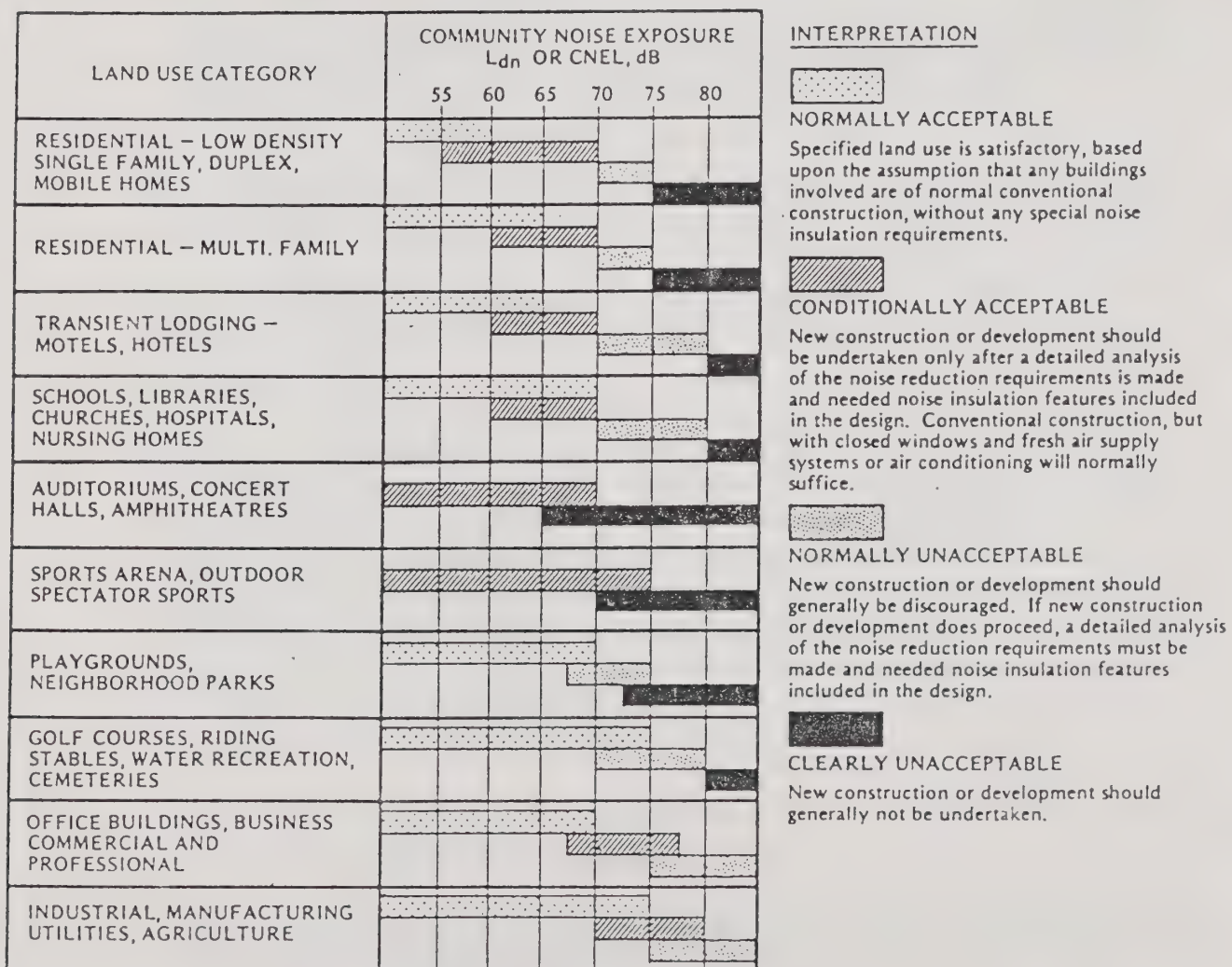
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CALIFORNIA**
GENERAL PLAN

J. LAURENCE MINTIER AND ASSOCIATES



Figure 11-6

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS



Source: California Office of Noise Control

IX. SCENIC RESOURCES AND URBAN DESIGN

GOALS AND POLICIES

Goal A: To preserve and enhance Healdsburg's small-town character and the experience of its natural setting.

Policies:

1. The City shall rely on existing natural and man-made features to give shape and form to Healdsburg. To this end, new development shall not be allowed to breach the Urban Service Area boundary except as may be required for the establishment or expansion of public facilities.
2. The City shall encourage the County to retain surrounding lands in very low-density residential, agricultural and natural resource uses that provide contrast to urbanized Healdsburg.
3. Development shall be allowed only in a manner that protects important views and landmarks such as Fitch Mountain, Amity Hill, the Russian River, and the foothills to the north, west, and east.
4. Major scenic ridgelines and highly visible hillsides shall be protected from visually obtrusive development. To this end, a visibility analysis shall be required for creation of new lots and other projects over which the City exercises discretionary authority located within 200 feet on either side (based on a horizontal projection) of the center line of major scenic ridgelines as shown on Figure II-7, Major Scenic Ridgelines. Such analysis shall be carried out in accordance with the guidelines in Appendix A. Only developments that are shown to be unobtrusive based on this analysis may be approved. Structural projections above the ridgeline shall not be allowed unless it can be demonstrated that the projection will be screened by existing natural features.
5. Protection of distinctive natural vegetation such as oak woodlands, riparian corridors, and mixed evergreen forest shall be encouraged.
6. The viewshed along scenic highways, roads, and streets shall be protected and enhanced. The following road segments are declared scenic roads for the purposes of the Healdsburg General Plan and City land use regulations (see Figure II-8).
 - Highway 101 - Entire length within the Planning Area
 - Healdsburg Avenue - North of Chiquita Road
 - Alexander Valley Road - Entire length within the Planning Area

- Dry Creek Road - West of Highway 101
- North Fitch Mountain Road - East of Benjamin Way
- South Fitch Mountain Road - West of Heron Drive
- Westside Road/West Dry Creek Road - Entire length within the Planning Area
- Healdsburg Avenue - South of Memorial Bridge

City scenic road and street efforts shall be coordinated with the County's scenic highway program.

Goal B: To preserve and enhance the most desirable quality of Healdsburg's built environment.

Policies:

1. The City shall encourage the design of buildings that are in scale with adjacent development and which harmonize with surrounding development.
2. The City shall encourage and support the efforts of business associations to improve the visual appearance of commercial development.
3. The City shall encourage and support the efforts of homeowner and neighborhood associations to improve the visual appearance of residential neighborhoods.
4. To the extent practicable, parks and open-space areas shall be linked by a system of recreational and pedestrian trails, including the use of trails along creeks and the Russian River wherever possible and not posing a threat to public safety.
5. The City shall encourage aesthetic design and landscaping of new development visible from Highway 101.
6. The City shall endeavor to secure the removal of all billboards from Healdsburg. Should this not be possible for legal or financial reasons, the City may permit the relocation of billboards from central Healdsburg to more appropriate locations, as long as there is no net increase in the number of billboards in Healdsburg.
7. The City shall develop a unified system of informational and directional signs. The sign program shall employ a single, standard City logo or a set of coordinated logos reflecting the image of Healdsburg.
8. The City shall discourage visual clutter by aggressively enforcing City regulations regarding abandoned vehicles, outdoor storage, and substandard or illegal structures.

9. City project approvals and other actions within the Urban Design Districts designated in Figure B-1 of Appendix B shall be consistent with the design guidelines adopted based on the urban design recommendations contained in Appendix B.
10. The City shall establish enhancement of the downtown as its first priority for upgrading the visual and aesthetic character of Healdsburg.
11. The City may require the undergrounding of utilities as new development occurs.
12. Development along Healdsburg Avenue between Powell Avenue and Chiquita Road shall be designed to emphasize nodes or clusters of development and to avoid the appearance of strip development.
13. The existing low-profile, residential character of Healdsburg Avenue between Powell Avenue and Grant Street shall be preserved, and new development in the area shall be in keeping with the scale and appearance of existing development.
14. The integrity of distinct and identifiable neighborhoods and districts should be preserved and strengthened.
15. The City and Redevelopment Agency shall identify deficiencies in existing public facilities (e.g., streets, alleys, and utilities) in the downtown and upgrade such facilities to encourage private investment in downtown.
16. Parking lots in downtown should be located and designed to avoid breaking facade continuity.
17. The perimeter and interior of parking lots shall be landscaped with shrubs and shade trees selected from a City-approved list of trees.
18. The Plaza should be preserved, reinforced, and enhanced as the historic and cultural center of Healdsburg.
19. The City street tree program should be guided by a city-wide Street Tree Master Plan that is coherent yet provides for a variety of species appropriate to the various areas of Healdsburg (see Figure II-9).

IMPLEMENTATION PROGRAMS:

1. The City shall amend the hillside provisions of the Zoning Ordinance to ensure the protection of natural features, the mitigation of natural hazards, and the prevention of adverse visual effects. Such provisions shall be consistent with the policies and guidelines in this section.

Responsibility:
CC; Planning Dept.

Time frame:
FY 91-92

2. The City shall prepare and adopt detailed design guidelines for each Urban Design District identified in Figure B-1. These guidelines shall be based upon the urban design recommendations in Appendix B.

Responsibility:
CC; Planning Dept.;
Design Review Comm.

Time Frame:
Completed
FY 90-91

3. The City shall prepare and adopt a Street Tree Master Plan for all areas of Healdsburg. The Master Plan shall be consistent with the recommendations contained in this section and Figure II-9.

Responsibility:
CC; Planning Dept.;
Design Review Comm.;
PW

Time frame:
FY 92-93



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Figure II-7
MAJOR SCENIC RIDGELINES

— Approximate Centerline of Major Scenic Ridgelines

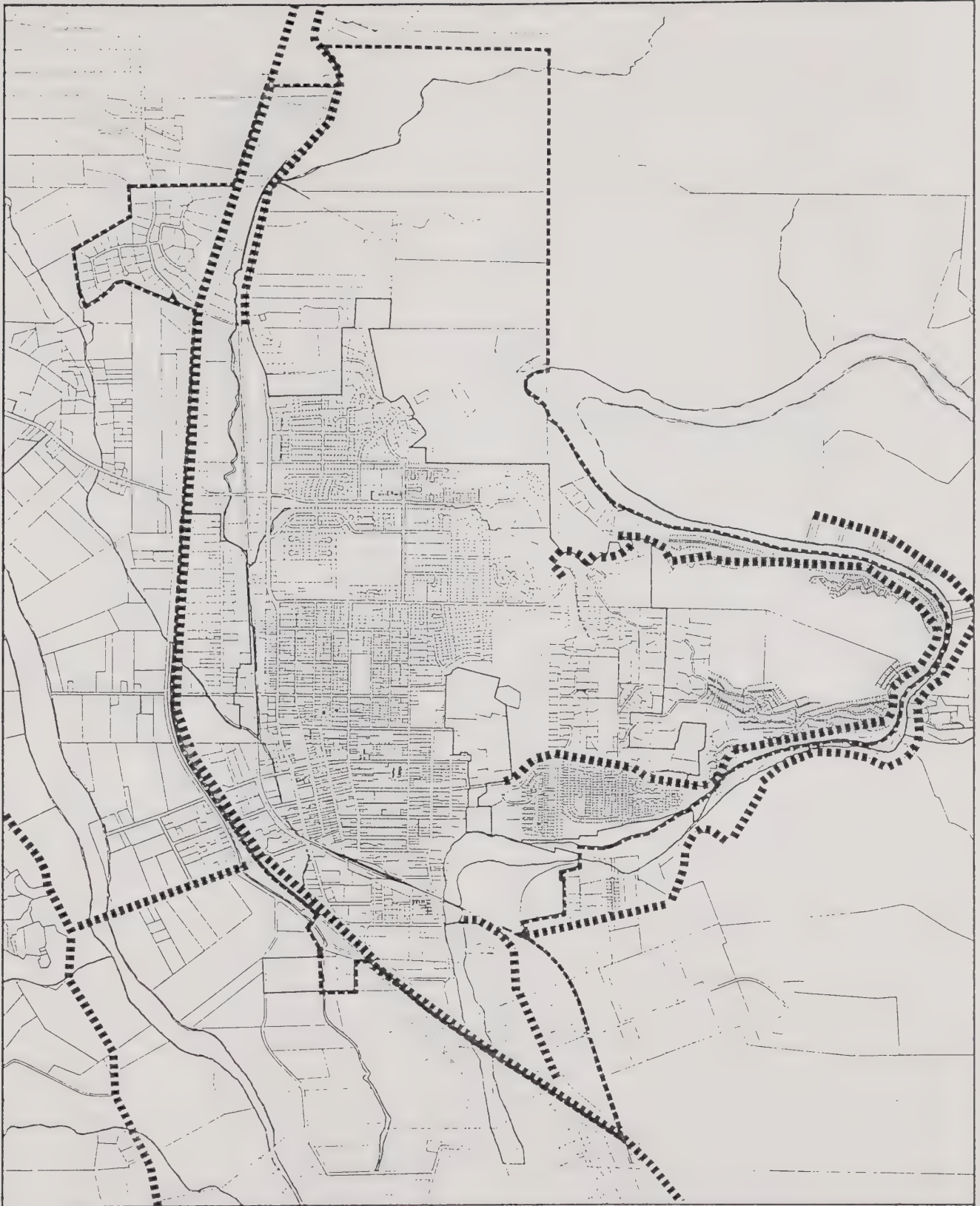


Figure II-8
SCENIC ROADS AND STREETS

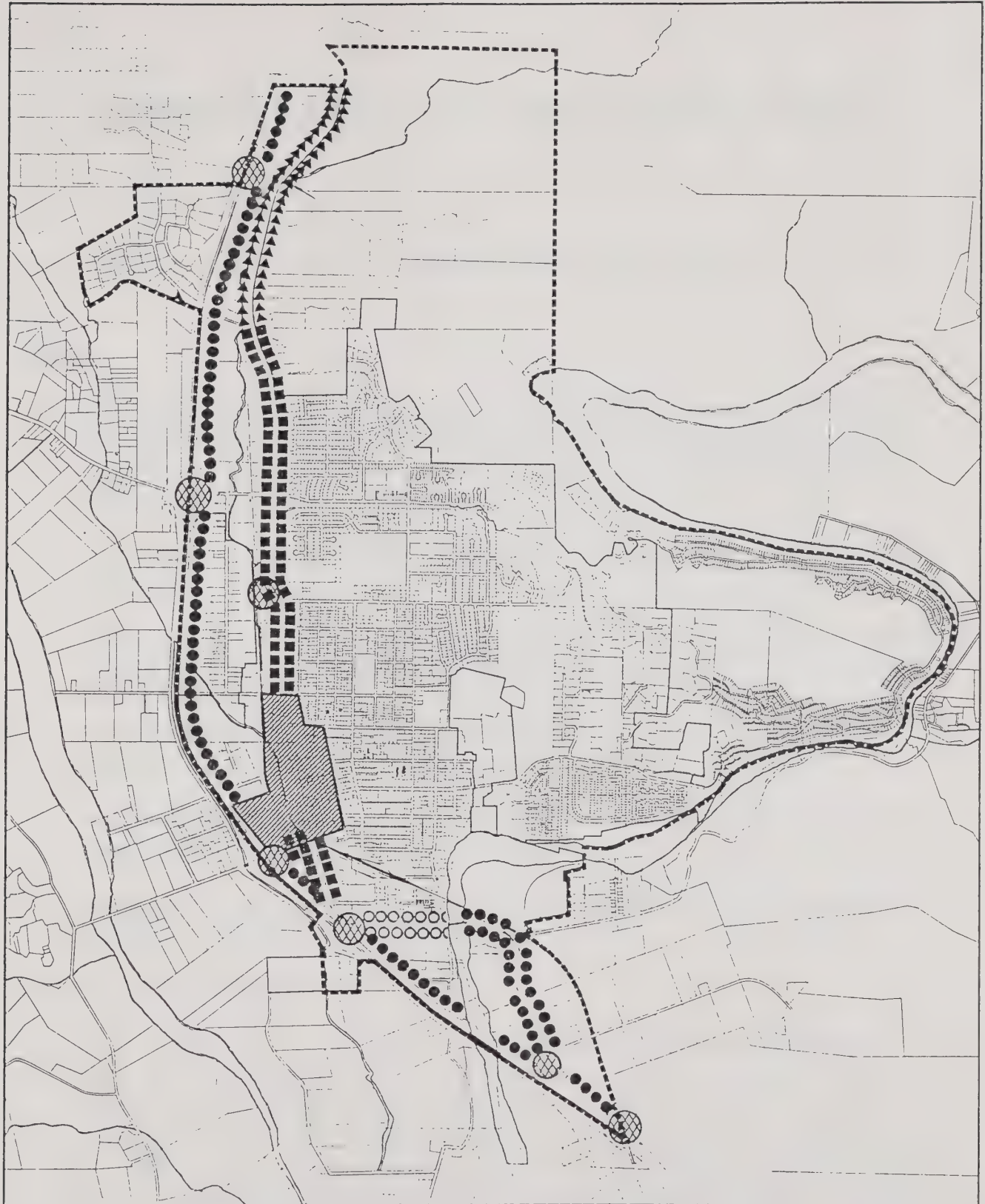
..... SCENIC ROAD OR STREET

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Figure II-9

CONCEPTUAL STREET TREE PLAN

-  REDWOOD STANDS
-  DOWNTOWN (Detailed street plan needed)
-  LINEAR REDWOODS
-  PALM TREES
-  RIPARIAN-APPEARING TREES
(e.g. London Plane Trees)
-  ARCHED BOULEVARD TREES
(e.g. Silver Maple)

ADMINISTRATION AND IMPLEMENTATION

GOALS AND POLICIES

Goal A: To provide for the ongoing administration and implementation of the General Plan.

Policies:

1. The City shall periodically update key data in the General Plan Background Report to assist City officials in their regular decision-making responsibilities and to assist the development community in its decision-making and in its preparation of plans and applications for development projects.
2. The City shall periodically review the General Plan Policy Document and revise it as necessary.
3. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes to the General Plan.
4. The City shall prepare, adopt, and annually update a five-year Capital Improvement Program. The CIP shall be reviewed for its consistency with the General Plan.
5. The City's Zoning Ordinance and Subdivision Ordinance shall be reviewed and amended as necessary to ensure consistency with the General Plan.
6. The City shall adopt specific plans for unincorporated areas within the Urban Service Area prior to approving new development.

IMPLEMENTATION PROGRAMS:

1. The City shall periodically update key data in the General Plan Background Report. The update shall be prepared by the Planning Department with the cooperation of City department heads. The draft of the update shall be submitted to the City Council, Planning Commission, City department heads, appropriate boards and commissions, and interested outside agencies. Following its review, the update shall be published in final form. The update shall be made available to City officials and the public. Information in the update may be referenced in Environmental Impact Reports for public and private projects.

Responsibility:
Planning Dept.;
City Dept. Heads

Time Frame:
As needed

2. The City shall periodically review the General Plan Policy Document, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission shall complete its review of the General Plan Policy Document and report its findings to the City Council by September 1 of every year. The Planning Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan.

Responsibility:

PC

Time Frame:

As needed

3. The City shall prepare and annually update a five-year Capital Improvement Program. The Planning Commission shall review the CIP for consistency with the General Plan and report its findings to the City Council. The CIP shall be adopted in conjunction with the annual City budget.

Responsibility:

CC; PC; Planning Dept.;
City Manager;
City Dept. Heads

Time Frame:

FY 86-87;
Ongoing

4. The City shall review and amend, as necessary, the City's Zoning Ordinance and Subdivision Ordinance to ensure consistency with the General Plan.

Responsibility:

CC; Planning Dept.

Time Frame:

FY 90-91

5. The City shall adopt specific plans for areas to be annexed to the City as specified in Section 1 of Part II of the General Plan Policy Document.

Responsibility:

CC; Planning Dept.

Time Frame:

As needed

APPENDICES

APPENDIX A

SCENIC RIDGELINE ANALYSIS GUIDELINES

The analysis of scenic ridgelines required by Policy 1X A.4 shall be conducted according to the following guidelines:

1. A visibility analysis shall be required for creation of new lots and for other projects over which the City exercises discretionary authority located within 200 feet of either side (based on a horizontal projection) of the center line of a major scenic ridgeline as shown on Figure II-7, Major Scenic Ridgelines. Such analysis shall include a cross-section drawing at a horizontal scale of 1"=200' and a vertical scale of 1"=40' showing all existing and proposed tree cover and structures. Cross-sections shall be constructed at 500 foot intervals perpendicular to the ridgeline using a topographic base map with a contour interval of no greater than 5' on the subject property and 20' on the balance of the section. A sight line shall be shown on the section illustrating a ground-level line-of-sight view of the ridgeline as viewed from a distance of three quarters of a mile (4,000 feet) as measured perpendicular to the ridgeline (see Figure A-1), or
2. A computer-simulated photo montage showing before and after views of the ridgeline from pertinent vantage points may be substituted for the cross-sections.



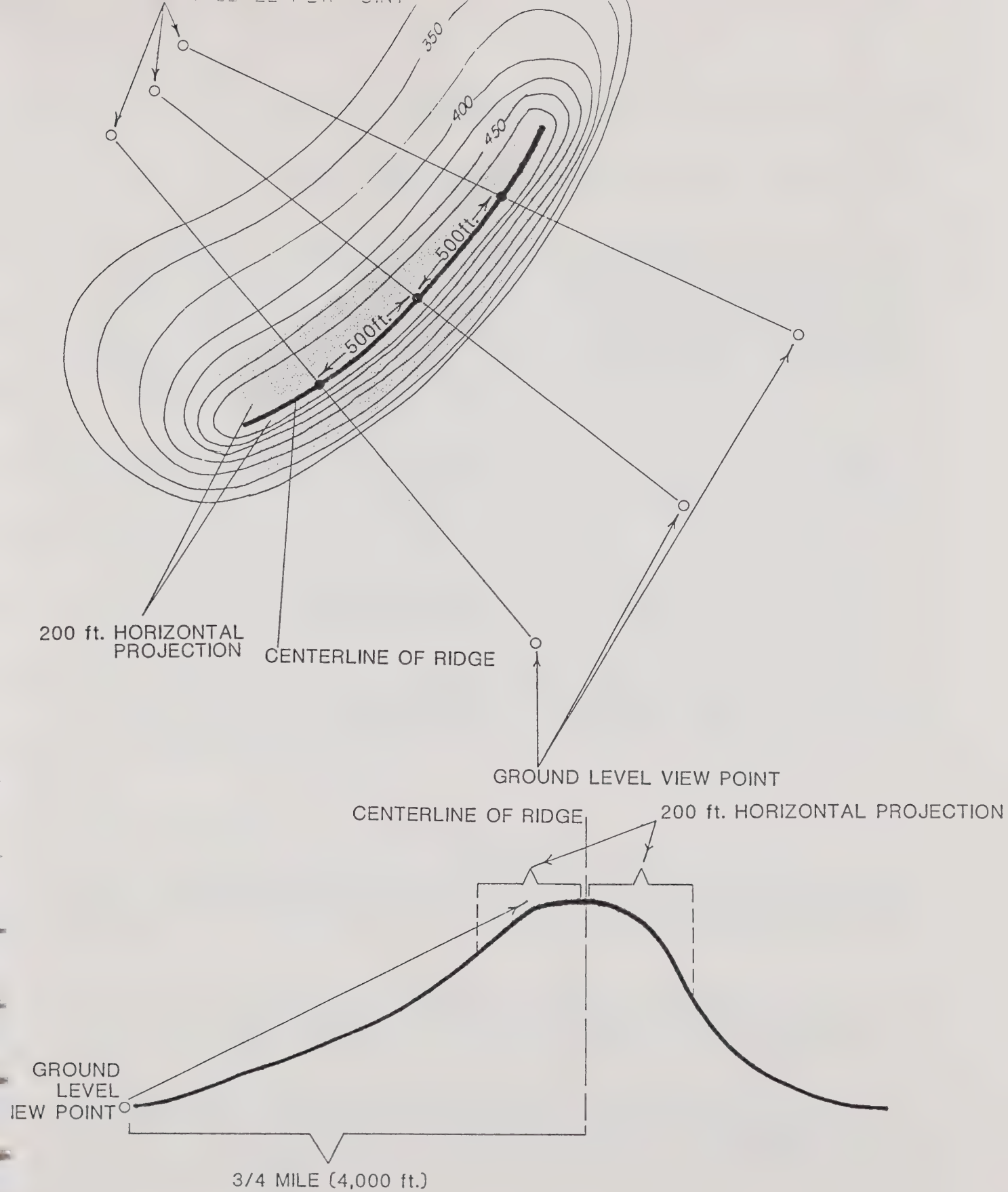


Figure A-1
RIDGELINE DIAGRAMS

APPENDIX B

URBAN DESIGN RECOMMENDATIONS

Policy IX.B.9 calls for the formal establishment of Urban Design Districts and the preparation and adoption of Urban Design Guidelines for each of the Urban Design Districts to guide City project approvals and other actions to upgrade the visual and aesthetic character of key areas of Healdsburg. These Urban Design Recommendations set a general framework for more detailed Urban Design Guidelines which were adopted by the Design Review Commission. These recommendations are advisory only and are to be interpreted flexibly.

These Urban Design Recommendations describe the Urban Design Districts shown in Figure B-1, identify in a matrix the key urban design measures recommended for each of the Urban Design Districts, and explain the intent of each of the urban design measures listed in the matrix.

DESCRIPTION OF THE URBAN DESIGN DISTRICTS

The focus of the Urban Design Recommendations is the Healdsburg Avenue/Old Redwood Highway Corridor, downtown, and the Dry Creek Road area. These are the most important areas of Healdsburg's built environment in terms of visual impact on Healdsburg residents and visitors. The Urban Design Districts are distinguishable physical and visual units of the city. The boundaries of the districts generally follow land use designations, parcel lines, or man-made features such as streets and the railroad tracks. The following sections describe each of the Urban Design Districts shown in Figure B-1.

District 1. Downtown

District 1 is divided into two subdistricts. Subdistrict 1 West includes the commercial core of downtown extending north to Grant Street, south to Mill Street, east to East Street, and west to the railroad tracks, and also includes the Vineyard Plaza Shopping Center and the half block to the north.

While the downtown will be greatly enhanced by the development of the West Plaza Project and the City facade program, it is currently characterized by a chaotic mixture of land uses, visual elements and facades. A key issue, therefore, is to provide a coherent image for downtown.

Subdistrict 1 East includes the area east of the downtown commercial core, which is made up primarily of older residential development. A key issue in this area is preservation of historic homes and the protection of the integrity and character of this area from incompatible in-fill and replacement development.

District 2. Upper Healdsburg Avenue between the Urban Service Area Boundary and Chiquita Road.

District 2 is divided into two subdistricts. Subdistrict 2 North includes all of the RJW property and an approximately 200-foot strip along the east side of Healdsburg Avenue. As residential development occurs along Healdsburg Avenue, a key issue will be the visual impact of the existing industrial use across Healdsburg Avenue. If and when the RJW Lumber property redevelops, a key issue will be developing a major gateway entrance to the City.

Subdistrict 2 South includes the Simi Winery and small-scale commercial development along the west side of Healdsburg Avenue and an approximately 200-foot strip along the east side of Healdsburg Avenue. Simi Winery's existing design treatment should set the tone for new development in this important corridor.

District 3. Healdsburg Avenue between Chiquita Road and Powell Avenue.

This district is also divided into two subdistricts. Subdistrict 3 North includes undeveloped property, an auto dealership, the shopping area on the west side of Healdsburg Avenue, and a 200-foot strip of largely undeveloped property and strip commercial development on the east side of Healdsburg Avenue. A key issue in this area will be the avoidance of the appearance of strip commercial development.

Subdistrict 3 South includes a mixture of land uses and vacant property. Here too a key issue will be the avoidance of the appearance of strip commercial development as vacant parcels are filled in and property is redeveloped.

District 4. Dry Creek Road Area.

This district includes the Dry Creek Inn and Adel's Restaurant as well as older industrial and commercial uses. Key issues in this area include establishing a major gateway entrance to Healdsburg and providing a structure for highway commercial development that avoids the typical freeway interchange style of development.

District 5. Healdsburg Avenue between Powell Avenue and Grant Street.

This district includes mixed office and residential uses fronting on Healdsburg Avenue and the vacant land between the development on the west side of Healdsburg Avenue and the railroad tracks. Key issues in this area include preservation of the low-profile, essentially residential character of development along Healdsburg Avenue and the potential development of a park on the vacant land in conjunction with the renovation of the old winery for public or commercial use.

District 6. Healdsburg Avenue between Mill Street and Adeline Street.

This area includes a chaotic mixture of industrial and commercial development and vacant land. Much of the property in this area can be expected to redevelop within the next 15 to 20 years. A key issue for this area will be establishing a major gateway entrance to Healdsburg.

District 7. Healdsburg Avenue between Adeline Street and Memorial Bridge.

This area is characterized by a mixture of commercial, industrial, and residential uses. The major unifying element is currently the palm trees along both sides of Healdsburg Avenue. Key issues in this area include maintaining the palm trees and providing consistent frontage treatment as new development occurs and the street is widened.

District 8. Healdsburg Avenue/Old Redwood Highway.

This district includes all of the Healdsburg Avenue/Old Redwood Highway area, which is designated for heavy industrial and highway commercial uses. A key issue for this area will be establishing a major gateway entrance to Healdsburg. The City has already adopted design guidelines for this area, which provides for a 35-foot landscaped setback and recommends building height-setback ratios and sign controls.

TABLE B-1

URBAN DESIGN MEASURES
URBAN DESIGN DISTRICT MATRIX

| URBAN DESIGN MEASURES | URBAN DESIGN DISTRICTS | | | | | | | | | |
|--|------------------------|--------|--------|--------|--------|--------|---|---|---|-----|
| | 1 W | 1 E | 2 N | 2 S | 3 N | 3 S | 4 | 5 | 6 | 7 8 |
| <hr/> | | | | | | | | | | |
| A. Architectural Controls | | | | | | | | | | |
| 1. Enhance/maintain small town character through architectural controls. | • | • | | | • | • | • | • | • | |
| 2. Preserve historic buildings and facades. | • | • | | | | | | | | |
| 3. Upgrade deteriorated and substandard buildings. | • | • | | | | | | • | • | • |
| 4. Screen industrial development. | • | • | • | • | | | | | • | • |
| B. Sign Controls | | | | | | | | | | |
| 1. Regulate signs. | • | • | • | • | • | • | • | • | • | • |
| 2. Provide city/downtown entrance signage. | • | | • | | | | • | | • | • |
| C. Land Use Controls | | | | | | | | | | |
| 1. Acquire/regulate key open space parcels. | | • | | | | | | • | • | |
| 2. Regulate replacement uses. | • | • | | | | | | • | • | • |
| D. Landscaping Controls | | | | | | | | | | |
| 1. Maintain/replace existing street trees. | • | • | | | | • | | • | • | • |
| 2. Protect scenic corridors. | | | • | • | | | | | | |
| 3. Protect views of riparian vegetation. | • | • | • | • | | | • | | | |
| 4. Provide landscaped frontage, median strips. | | | • | • | • | • | • | | • | • |
| 5. Landscape/screen parking areas. | • | • | • | • | • | • | • | • | • | • |
| 6. Establish unified street tree theme. | • | • | • | • | • | • | • | • | • | • |
| 7. Extend Caltrans landscape treatment. | | | | | | | • | | • | • |
| E. Special Design Controls | | | | | | | | | | |
| 1. Provide city/downtown entry/portal treatment. | • | • | • | | | | • | | • | • |

URBAN DESIGN MEASURES

A. Architectural Controls

1. Enhance/maintain small town character through architectural controls:
 - Establish guidelines to maintain compatibility in building scale, height, bulk, and color.
 - Emphasize human-scale street facades with one and two story buildings at street line.
 - Increase building setbacks for buildings greater than two stories in height (if permitted).
 - Provide uniform street furniture (e.g., benches, lighting fixtures, drinking fountains, trash containers, etc.) to increase pedestrian comfort and use.
 - Encourage use of awnings, signs, and other facade elements that symbolize the small-town character of Healdsburg.
2. Preserve historic and architecturally significant buildings and/or facades.
 - Encourage preservation of historic character of Healdsburg through building and/or facade protection.
 - Save facades, even if interiors warrant major renovation.
 - Encourage new designs that reflect and respect historic forms and functions.
 - Maintain visual compatibility between old and new buildings.
3. Upgrade deteriorated and/or substandard buildings and sites.
 - Encourage upgrading of deteriorated and/or substandard buildings, through: painting, facade lists, structural enhancement, improved on-site landscaping and parking, and building remodeling.
4. Screen industrial development
 - Require use of extensive landscape screening
 - Require attractive fencing (solid)
 - Locate structures to screen unsightly outside work/processing/storage areas

B. Sign Controls

1. Regulate signs

- Establish sign and graphics controls appropriate to building scale, types of uses, street setbacks, pedestrian/vehicular signage, landscaping, etc.
- Establish allowable range of typefaces, colors, sizes, and forms for downtown signs.
- Provide uniform street and directional signs throughout the city.
- Select a single, simple city “logo” for use on public signs and graphics.

2. Provide city/downtown entrance signs

- Develop a sign program for city entrances and portals into the downtown area.
- Signs should incorporate the city logo, reflect a small-town image, and have typeface and graphics consistent with logo and the city image.
- Signs should be consistent with street and directional signs.

C. Land Use Controls

1. Acquire/regulate key open-space parcels

- Acquire/regulate key parcels for open space or park purposes.

2. Regulate replacement uses

- Control replacement uses to upgrade and improve the visual environment.

D. Landscaping Controls

1. Maintain/replace existing street trees

- Where a strong and coherent street image is currently formed by street trees, improve maintenance and replace missing trees.

2. Protect scenic corridors

- Minimize removal of vegetation in areas with highly scenic natural character.
- Minimize grading and other topographic disruptions.

- Protect and enhance views of highly visible natural landscapes near major streets.
3. Protect views of riparian vegetation
 - Avoid removal and visual screening of views to riparian corridors.
 - Open up development to permit riparian corridors to penetrate development.
 4. Landscape frontage/median strips
 - Discourage use of paved dividers and median strips.
 - Provide landscaping—especially use of flowering plants or plants with showy color—in strategic median/divider strips.
 5. Landscape/screen parking areas
 - Encourage/require screening and landscaping of parking areas visible from major streets, through use of hedges, fencing, low walls, and barriers.
 - Encourage/require use of trees within parking lots to avoid gaps in the urban fabric resulting from large asphalt areas.
 6. Establish unified street tree theme
 - Adopt a Street Tree Master Plan to provide an overall structure for the city’s street tree system (see Figure II-9).
 - Limit the number of species used for the major street system to three or four species.
 - Develop a hierarchy of street trees, encouraging uniformity on major streets and diversity among different districts and neighborhoods.
 - Select street trees to augment and complement natural vegetation in hillside areas.
 - Select street trees to augment and complement riparian vegetation in valleys and along/near riparian corridors.
 - Select street trees that complement the building scale, architectural style, and uses in specific areas.

7. Extend Caltrans landscaping at city entrances

- Extend the form and species of the Caltrans landscaping at city entry points to link the city to the larger landscape system (see Figure II-9).

E. Special Design Controls

1. Provide city/downtown entry/portal treatment

- Use street trees to mark entry points into the city and downtown.
- Make gateways distinctive and memorable; highly image-able.
- Encourage use of accent vegetation such as redwoods (vertical); grapes (color and regional character); arched boulevard trees (silver maple); riparian appearing vegetation (London plane tree).
- Use appropriate signage at entrances to the city and downtown.

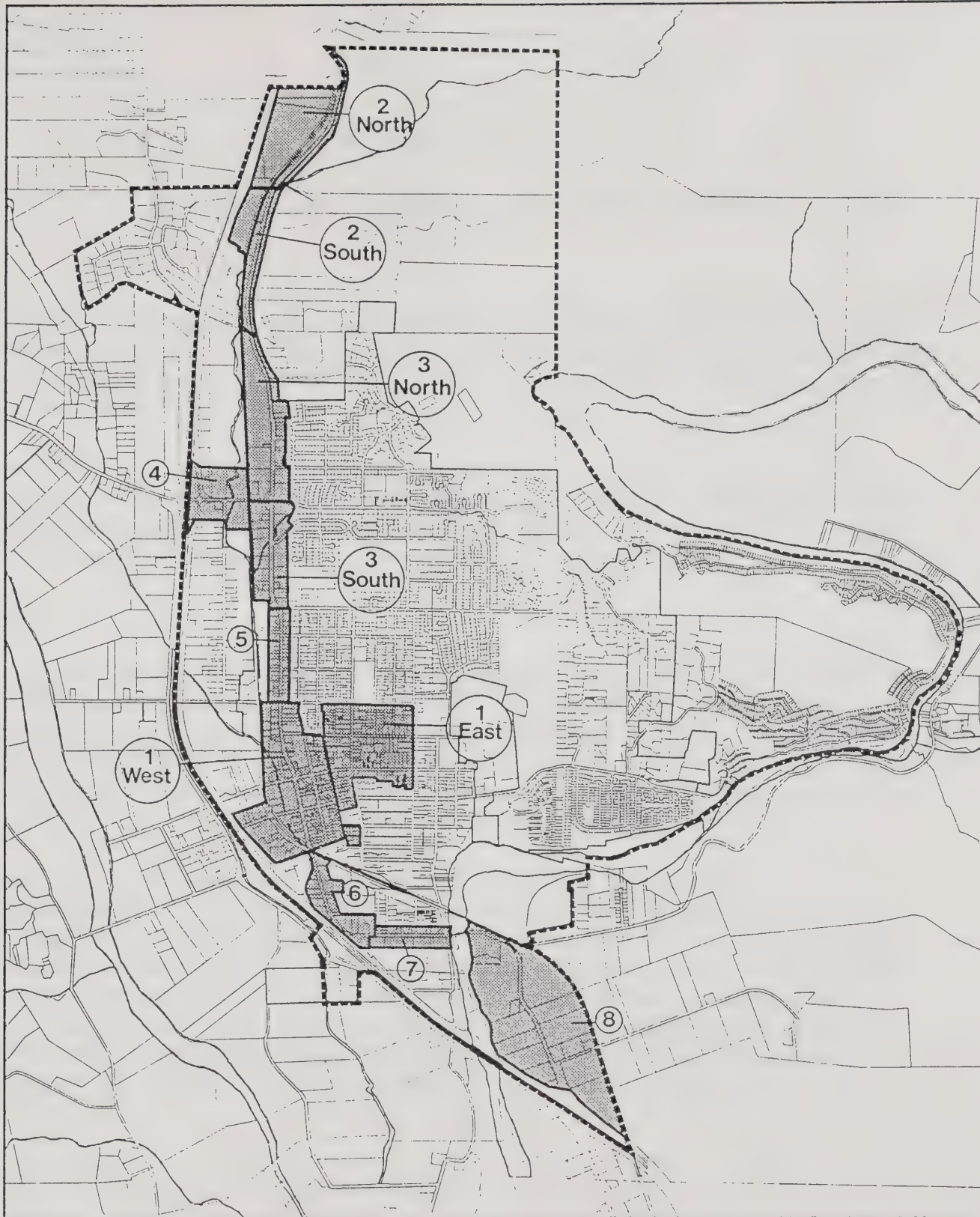


Figure B-1
URBAN DESIGN DISTRICTS

**HEALDSBURG
CALIFORNIA**
GENERAL PLAN
J. LAURENCE MINTIER AND ASSOCIATES



APPENDIX C

GENERAL PLAN STATISTICS AND DEVELOPMENT POTENTIAL

This appendix estimates the development potential within the Urban Service Area at full buildout under the Healdsburg General Plan. While the Healdsburg General Plan uses the year 2005 as its time horizon, it should be noted that full buildout of all land uses may not occur by that date. This is particularly true for commercial and industrial land uses.

Although theoretical, full buildout has been used as the key assumption for assessing the implications of the plan, for sizing public facilities, and for projecting development fee revenues. A detailed analysis of development potential and fiscal impacts of the General Plan is contained in the General Plan Assessment Report (Final EIR).

LAND USE

The City of Healdsburg's Urban Service Area contains approximately 3,502 acres or 5.5 square miles. The Healdsburg General Plan would provide for some level of new development on virtually all currently vacant and substantially under-utilized land within the Urban Service Area. It is assumed that all land within the Urban Service Area, with the possible exception of the Fitch Mountain Area, will be annexed to the City of Healdsburg by the year 2005. Land use outside the Urban Service Area would remain under the control of Sonoma County indefinitely.

Figure C-1 shows the location and amount of new development (i.e., land with new development potential) that could occur within the Urban Service Area according to the Land Use Diagram, based on the assumptions set out in Table C-1. Table C-2 summarizes the new development potential portrayed in Figure C-1 according to the 12 sub-areas within the Urban Service Area shown in Figure C-2. *It should be noted that the acreage and development potential figures are estimates only and that the actual development potential of any parcel of land will be determined by the requirements of the Healdsburg Zoning Ordinance and Subdivision Ordinance, other City ordinances, and any applicable specific plans.*

TABLE C-1

LAND USE DESIGNATIONS AND DEVELOPMENT ASSUMPTIONS (For Land Use within the Urban Service Area)

Residential

Very Low Density Residential (VLR) 0-1 dwelling units per acre. Average density is assumed to be 1.00 dwelling unit per gross acre.

Low Density Residential (LR) 1-3 dwelling units per acre. Average density is assumed to be 3 dwelling units per gross acre.

Medium Density Residential (MR) 3-6 dwelling units per acre. Average density is assumed to be 6 dwelling units per gross acre.

Medium High Density Residential (MHR) 6-8 dwelling units per acre. Average density is assumed to be 8 dwellings per gross acre.

High Density Residential (HR) 6-12 dwelling units per acre. Average density is assumed to be 12 dwelling units per gross acre.

Downtown Residential (DR) 3-8 dwelling units per acre. Average density is assumed to be 8 dwelling units per gross acre.

Office

Professional Offices - High Density Residential (POR) This designation includes professional and administrative offices, medical and dental clinics, and laboratories. Floor-area to site-area ratio (FAR) is assumed to be .40. Multi-family residential (at 6-12 dwelling units per acre) would also be allowed.

Medical Professional Offices (MPO) This designation includes medical professional offices, such as doctor's offices, medical clinics, and laboratories. Floor-area to site-area ration (FAR) for offices is assumed to be .40.

Commercial

Highway Commercial (HC) This designation includes hotels, motels, restaurants, service stations, retail stores and similar uses catering to highway travelers and tourists. Floor-area to site-area ratio (FAR) is assumed to be .40.

Service Commercial (SC) The designation includes retail stores, professional offices, restaurants, service stations and personal services catering principally to the driving public. Floor-area to site-area ratio (FAR) is assumed to be .40.

Downtown Commercial (DC) This designation includes a broad range of commercial and office uses, such as motels, hotels, retail stores, restaurants, professional offices, parking lots and personal services, with an emphasis on pedestrian-oriented uses. Floor-area to site-area ratio (FAR) is assumed to be 2.00.

Mixed Commercial and Light Industrial (MCI) This designation includes commercial and light industrial uses such as those that are allowed in the Service Commercial and Light Industrial categories developed under strict design requirements. Floor-area to site-area ratio (FAR) is assumed to be .40.

Industrial

Light Industrial (LI) This designation includes industrial parks, research/office parks, warehouses, wineries, offices, and manufacturing activities not generating significant off-site impacts. Residential uses would be prohibited. Floor-area to site-area ratio (FAR) is assumed to be .40.

Heavy Industrial (HI) This designation includes industrial parks, warehouses, wineries, lumber mills, and manufacturing and industrial uses generating heavy truck and equipment traffic. Residential uses would be prohibited. Floor-area to site-area ratio (FAR) is assumed to be .30.

Other Categories

Public and Quasi-Public (PQP) This designation includes government-owned facilities, public and private schools, and quasi-public uses such as cemeteries. Residential and retail uses would be prohibited.

Recreation and Parks (PR) This designation includes publicly-owned parks and recreation and cultural facilities.

Agriculture (A) This designation includes agricultural uses, very low density residential uses, and limited industrial uses directly related to agriculture (e.g., wineries, agricultural products processing, and storage). Average residential density is assumed to be .20 dwelling units per gross acre.

Open Space (OS) This designation includes areas of relatively undisturbed landscape and vegetation and very low density residential uses. Average residential density is assumed to be .20 dwelling units per gross area.

Riparian Setback (RS) This designation provides for a 100-foot setback from the Russian River, a 35-foot setback from Foss Creek, and a 25-foot setback from other streams.



HEALDSBURG CALIFORNIA

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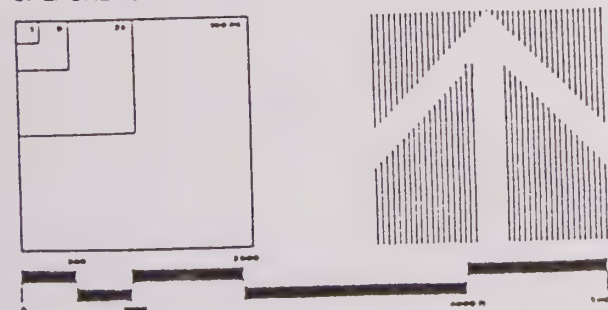


Fig. C-1 NEW DEVELOPMENT POTENTIAL AS OF JANUARY 1, 1989 (In acres unless otherwise indicated)

| | | | |
|--|------------------------------|--|---------------------------------|
| | Very Low Density Residential | | Prof. Offices/High Density Res. |
| | Low Density Residential | | Mixed Commercial/Industrial |
| | Medium Density Residential | | Light Industrial |
| | High Density Residential | | Heavy Industrial |
| | Downtown Residential | | Public/Quasi-Public |
| | Highway Commercial | | Recreation & Parks |
| | Service Commercial | | Agriculture |
| | Downtown Commercial | | Open Space |

* See notes for Figure C-1 and Table C-2

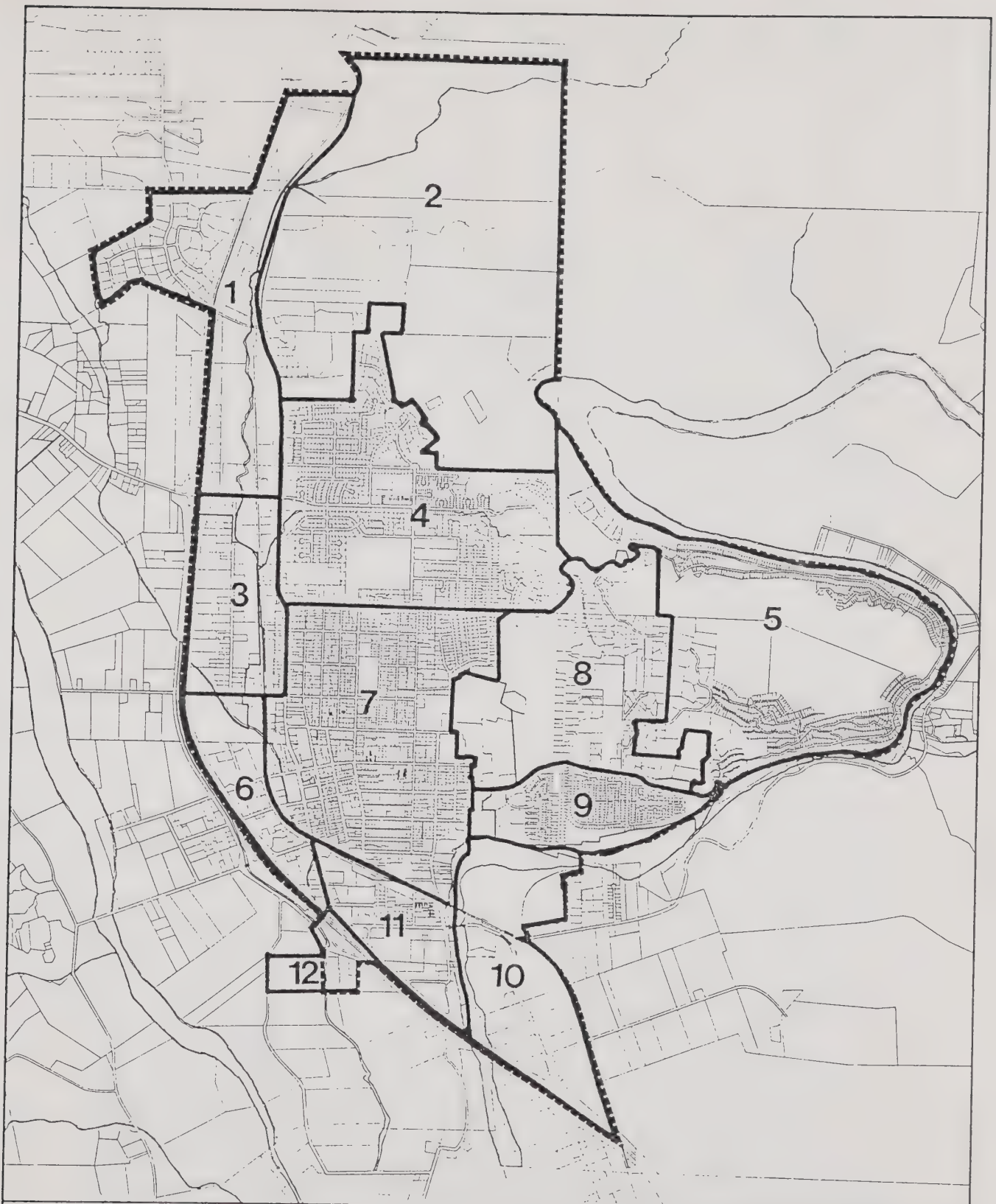


Figure C-2

**HEALDSBURG
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GENERAL PLAN

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URBAN SERVICE AREA AND SUBAREAS

TABLE C-2
DEVELOPMENT POTENTIAL
AS OF JANUARY 1, 1989
(New Development Only)

| Land Use Category | SUBAREA | | | | | | | | | | | | Total |
|----------------------|------------------------------------|---|----------------------------------|---------------------|--------------------|----------------------------------|----------------------|----------------------------------|--------------------|-------------------------|---------------------|---------|-----------------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | |
| VLR | | 560.0 AC (560 DU) | | 8.3 AC (8 DU) | (96DU) | | | | | | | | 664 DU |
| LR | | 90.0 AC ¹ (270 DU) ¹ | | (9 DU) | | | | (69 DU) ⁷ | 10.8 AC (32 DU) | | | | 380 DU |
| MR | | 151.0 AC (906 DU) | 45.0 AC ³ (270 DU) | 9.9 AC (41 DU) | | | (50 DU) ⁵ | | | | | | 1,267 DU |
| HR | | | | 4.7 AC (56 DU) | | | (5 DU) ⁵ | | 2.0 AC (24 DU) | | 2.3 AC (27 DU) | | 112 DU |
| DR | | | | | | | (20 DU) ⁵ | | | | | | 20 DU |
| POR | 1.0 AC (.40 FA) | | | 2.6 AC (1.04 FA) | | 3.0 AC ⁴ (1.20 FA) | | | | | | | 6.6 AC 2.64 FA |
| MP | | | | | | | | | | | | | 0 |
| HC | 11.0 AC (4.40 FA) | | 4.9 AC (1.96 FA) | | | | | | | 14.8 AC (5.92 FA) | 5.5 AC (2.20 FA) | | 36.2 AC 14.48 FA |
| SC | 5.9 AC (2.36 FA) | | 6.1 AC (2.44 FA) | 4.0 AC (1.60 FA) | | 2.6 AC (1.04 FA) | | | | | | | 18.6 AC 7.44 FA |
| DC | | | | | | | | (.88 FA ⁶ + 40 RM) | | | | | .44 AC .88 FA + 40 RM |
| MCI | | | | | | | | | | | | | 0 |
| LI | 28.7 AC (11.48 FA) | | 3.5 AC (1.40 FA) | | | 23.6 AC (9.44 FA) | | | | | .70 AC (.28 FA) | | 56.5 AC 22.60 FA |
| HI | 3.5 AC (1.05 FA) | | | | | | | | | (38.6 AC) (11.58 FA) | | | 42.1 AC 12.63 FA |
| PQP | 8.7 AC ¹ School Site | | | | | | | | | | | | 8.7 AC |
| A | | | | | | | | | | | | 16.0 AC | 16.0 AC |
| OS | | 10.0 AC ² | | | 210. AC (42 DU) | | | | | | | | 220.0 AC 42 DU |

C-4

NOTES FOR FIGURE C-1 AND TABLE C-2

GENERAL NOTES

- Figure C-2 shows vacant and under-utilized land in acres, unless otherwise noted. These acreage figures have been used to calculate new development potential in Table C-2 based on the assumed dwelling units per acre or floor area ratios specified in Table C-1. Where only dwelling units (“DU”) are indicated on Figure C-1, it represents a general estimate of new development potential. Where development has already been approved, the amount of approved development is noted as “App.”.
- The new development potential shown in Figure C-1 and Table C-2 is a general estimate only. Actual development potential for any parcel of land will be determined by the requirements of the Healdsburg Zoning Ordinance and Subdivision Ordinance, other City ordinances, and applicable specific plans.

FOOTNOTES FOR TABLE C-2

1. Approximately 90 acres of the 225 acres in the area designated Medium Density Residential have slopes greater than 10 percent and are, therefore, assigned a maximum density of 3 DU/acre (Low Density Residential).
2. Proposed detention basin.
3. This represents an estimate of remaining developable acreage after deducting approximately 15 acres of smaller (under one acre) and already fully-developed parcels.
4. This represents an estimate of remaining developable acreage after deducting approximately 1.3 acres for land within Norton Slough and within the right-of-way of the Vine Street-Grove Street connection.. If developed residentially, this site could accommodate approximately 42 multi-family units.
5. This development potential primarily represents in-fill units to be developed on under-utilized parcels or as secondary residential units.
6. Includes a .44 acre vacant parcel for commercial development and the vacant hotel site.
7. Includes an estimated 25 potential units on the lower slopes of Fitch Mountain, an estimated 4 potential units on the large parcels fronting on South Fitch Mountain Road, an estimated 15 potential units on the 5 acres of subdivided land immediately south of the Oak Mound Cemetery, and an estimated 25 units not yet constructed (as of January 1, 1989) in the 50-lot Greens subdivision.

HOUSING

According to the California Department of Finance, Healdsburg had 3,758 dwelling units as of January 1, 1989. There are also an estimated 410 existing dwelling units in unincorporated areas within the Urban Service Area.

Table C-3 summarizes dwelling unit potential at full buildout of the Urban Service Area under the General Plan based on the buildout calculations in Table C-2. It should be noted that these dwelling unit estimates do not include any density bonus units that may be awarded to residential developments.

TABLE C-3

DWELLING UNIT POTENTIAL

| | SF | MF 2 | TOTAL |
|---|--------------------|------------------|--------------|
| Existing DUs ¹ | 2,918 | 840 | 3,758 |
| Unincorporated DUs ³ | 397 | 13 | 410 |
| Subtotal | 3,315 | 853 | 4,168 |
| Potential New Dwelling Units ⁴ | 2,353 ⁵ | 132 ⁶ | 2,485 |
| TOTAL | 5,668 | 985 | 6,653 |

¹ As of January 1, 1989, per DOF estimate

² Includes duplexes, multi-family units, and mobilehomes

³ Estimate as of January 1, 1989

⁴ From Table C-2

⁵ Includes potential single family units in the VLR, LR, MR and OS designations

⁶ Includes potential multi-family units in HR and DR designations

As Table C-3 shows, Healdsburg could have as many as 6,653 dwelling units at full buildout under the Healdsburg General Plan. ABAG (1987) projects 6,190 households (e.g., occupied dwelling units, not including vacant units) in Healdsburg by the year 2005.

At full buildout, according to Table C-3, approximately 85 percent of the total housing stock would be single family units, while 15 percent would be multi-family units.

POPULATION

According to the California Department of Finance (DOF), Healdsburg had a population of 9,256 as of January 1, 1989. In addition, an estimated 1,164 persons presently live in the unincorporated Urban Service Area.

In 1989, according to a Department of Finance estimate, average household size in Healdsburg was 2.42 persons. For the purposes of estimating population, average household size in the "High Density Residential" and "Downtown Residential" designation is assumed to be 2.0 persons. For the other three residential designations and the Open Space designation, which has residential potential, average household size is assumed to be 2.75 persons. When applied to Healdsburg's existing housing stock, these assumptions yield results close to the overall average of 2.42 persons per household estimated by DOF.

Table C-4 summarizes population potential at full buildout of the Urban Service Area under the General Plan.

| TABLE C-4 | | | | |
|--|-------------------------|---------------------------|--------|---------------|
| POPULATION POTENTIAL | | | | |
| | Net DUs ¹ | Total DUs ² | Pop/HH | Pop |
| Single Family DU | 5,668 | 5,441 | 2.75 | 14,963 |
| Multi-Family DU | 1,026 | 985 | 2.00 | 1,892 |
| Persons in group quarters ³ | | | | 344 |
| TOTAL | 6,653 | 6,387 | | 17,199 |
| Existing Population ⁴ 10,420 | | | | |
| NET INCREASE | | | | 6,779 |

¹ Total housing stock at full buildout, from Table C-3

² Assumes a 4% vacancy factor

³ Estimated persons in group quarters as of January 1, 1986, according to DOF, plus 46 bed convalescent home in the unincorporated Grove Street area.

⁴ Includes DOF estimate as of January 1, 1989, and estimated number of persons in the unincorporated Urban Service Area.

As Table C-4 shows, Healdsburg's population could increase by 6,779 for a total population of 17,199 at full buildout under the General Plan. ABAG (1987) projects a total population of 14,200 in Healdsburg by the year 2005.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Table C-5 shows the amount of new commercial and industrial development potential at full buildout under the Healdsburg General Plan. It should be noted that these estimates do not include the potential for intensification, expansion, or replacement of existing commercial and industrial uses. On the other hand, commercial and industrial development may occur at lesser intensities than is assumed by the floor area ratios in Table C-1.

TABLE C-5

**COMMERCIAL AND INDUSTRIAL
DEVELOPMENT POTENTIAL**
(New Development Only)

| | Acres | Square Feet ¹ |
|--|------------------|--------------------------|
| <u>Professional Offices</u> (POR) | 6.6 | 114,998 |
| <u>Commercial</u> | | |
| Highway Commercial (HC) | 36.2 | 630,749 |
| Service Commercial (SC) | 18.6 | 324,086 |
| Downtown Commercial (DC) | .44 ³ | 38,333 |
| Mixed Commercial - Industrial (MCI) ² | 0.0 | 0 |
| Total Commercial | 55.2 | 993,168 |
| <u>Industrial</u> | | |
| Light Industrial (LI) | 56.5 | 984,456 |
| Heavy Industrial (HI) | 42.1 | 550,163 |
| Mixed Commercial - Industrial (MCI) ² | 0.0 | 0 |
| Total Industrial | 98.6 | 1,534,619 |

¹ From Table C-2.

² Based on the floor area ratios specified in Table C-1.

³ Does not include hotel site and associated 40 hotel room potential.

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